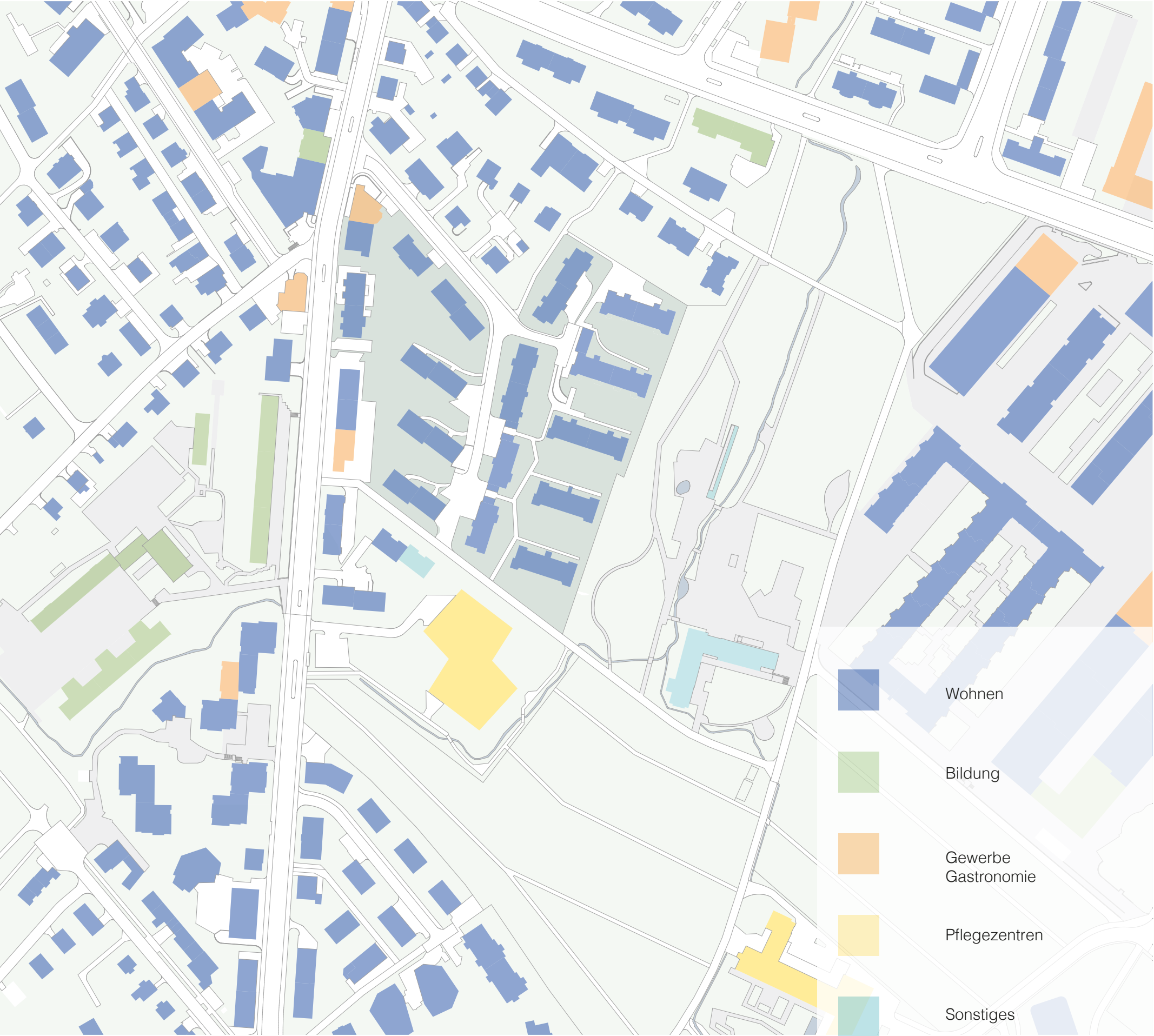




**PUBLIC GARDEN - BACHWIESEN**

**ERHALTEN - VERDICHTEN - WEITERBAUEN**



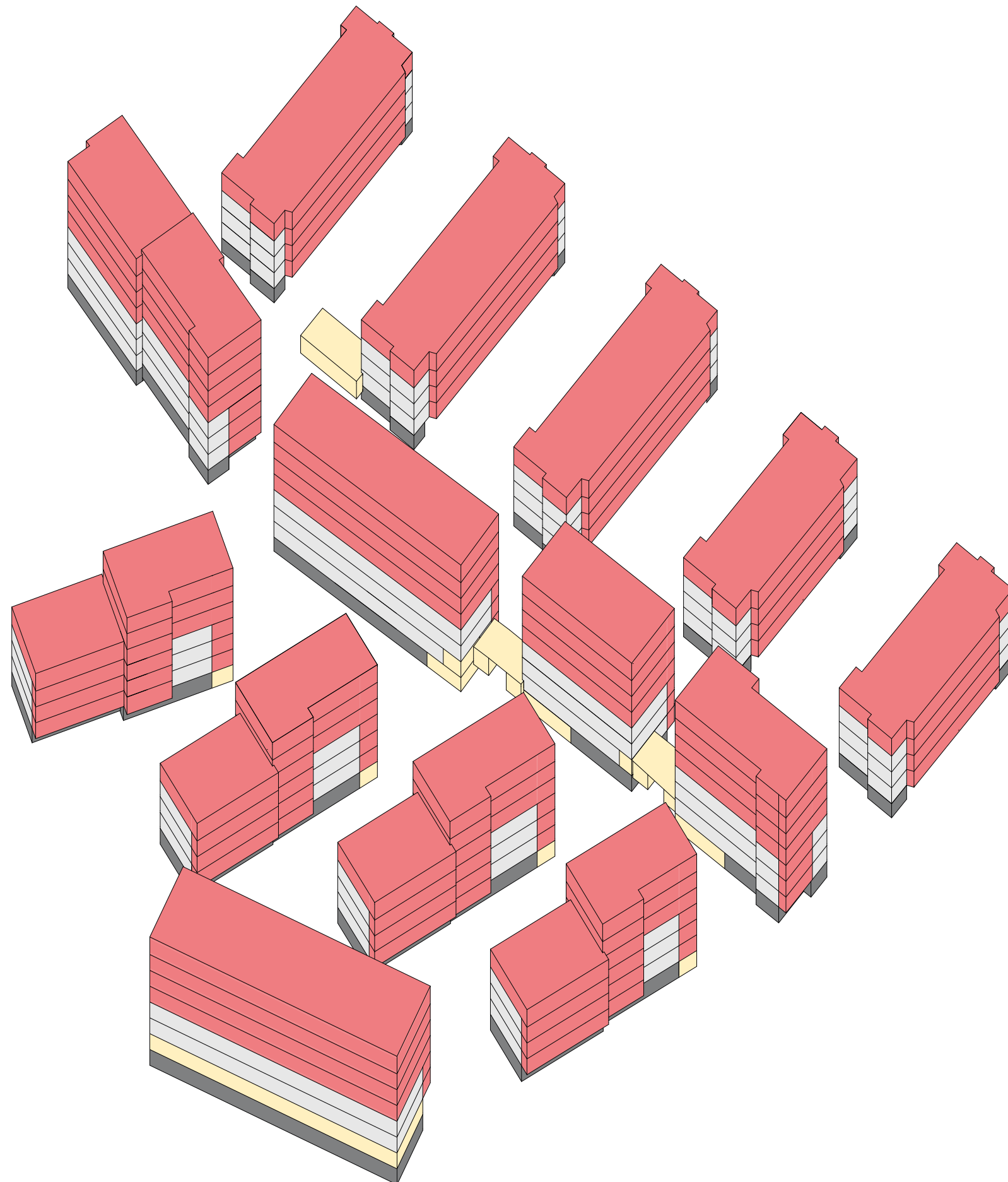






- Studentenwohnen  
Gewerbe  
Mischnutzungen
- Gemischtes Wohnen  
Alterswohnen
- Atelierwohnungen  
Kleinwohnungen  
Gemischtes Wohnen
- Familienfreundliches Wohnen





|                                                                                       |                                                       |
|---------------------------------------------------------------------------------------|-------------------------------------------------------|
|    | Bestand:<br>ca. 15'721 m <sup>2</sup><br><br>AZ: ~75% |
|    | Neubau:<br>ca. 32'135 m <sup>2</sup><br><br>AZ: ~140% |
|                                                                                       | Grundstücksfläche:<br>ca. 22'261 m <sup>2</sup>       |
|  | Öffentliche Nutzung                                   |
|  | Bestand Wohnen                                        |
|  | Bestand Keller                                        |
|  | Neubau, Wohnen<br>Aufstockung, Erweiterung            |





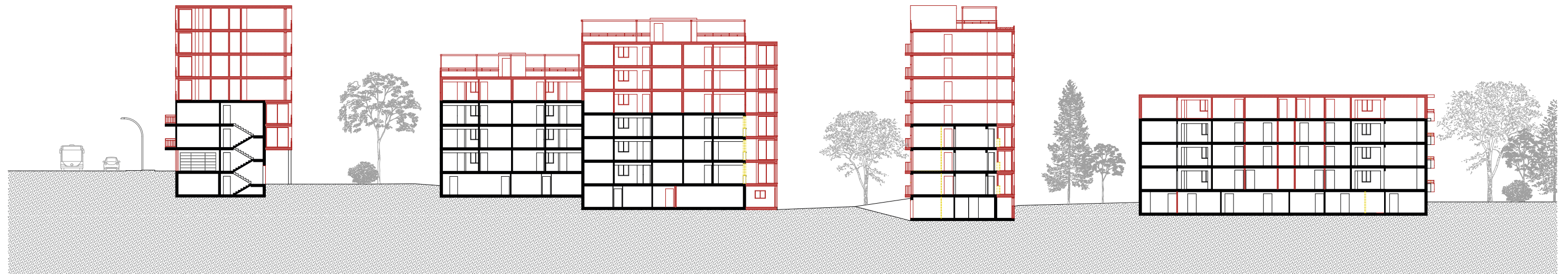
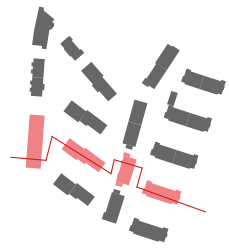
Öffentliche Verkehrsstrasse



Privatere Erschiessung hin  
zum Hauseingang



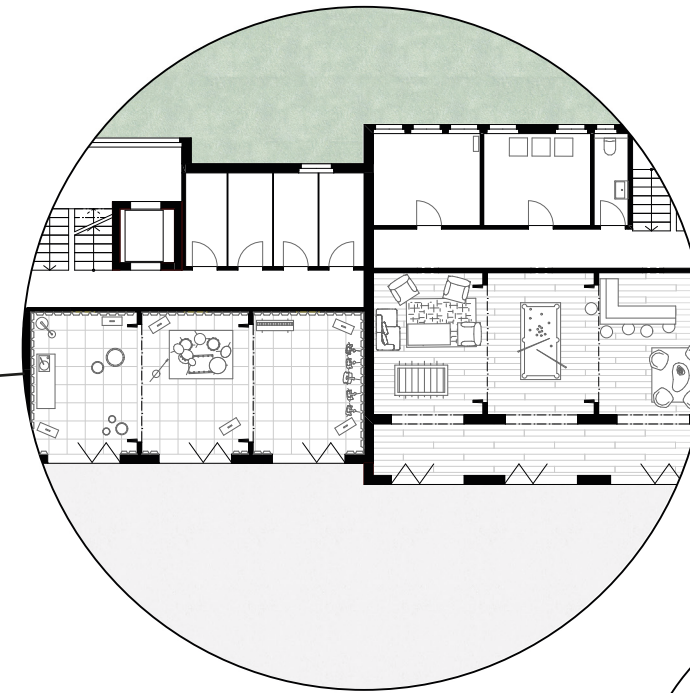




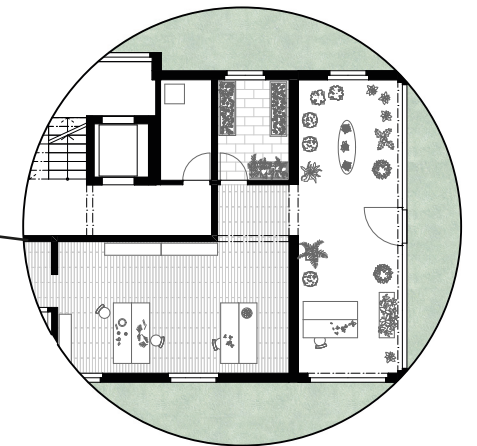




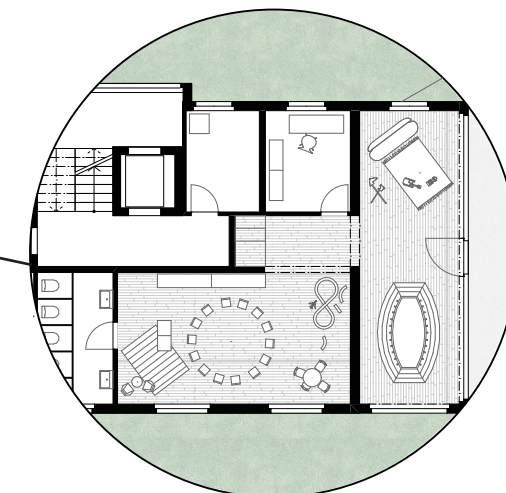




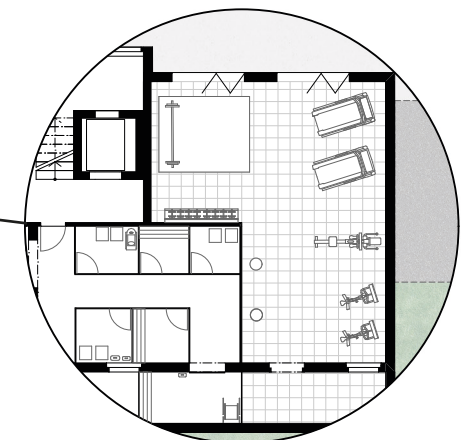
Musikraum  
Jugendtreff



Blumenladen

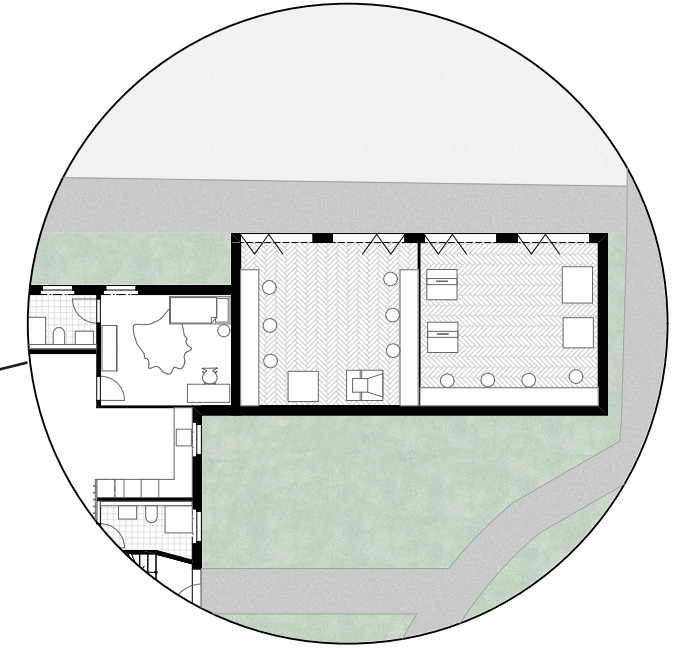


Kindertagesstätte



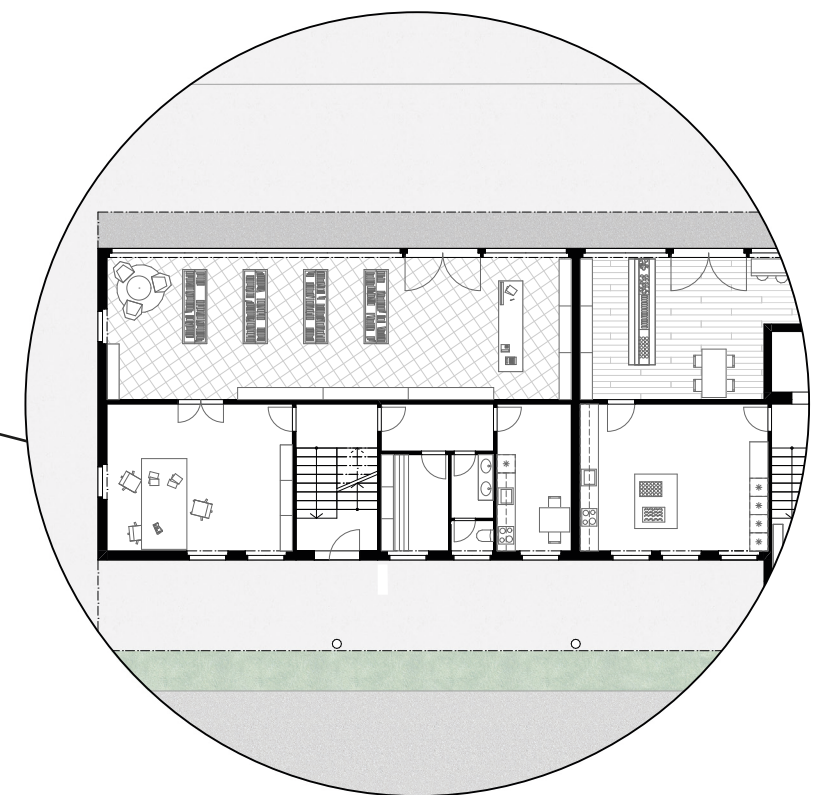
Fitnessraum





Schreinerei

Bücherladen



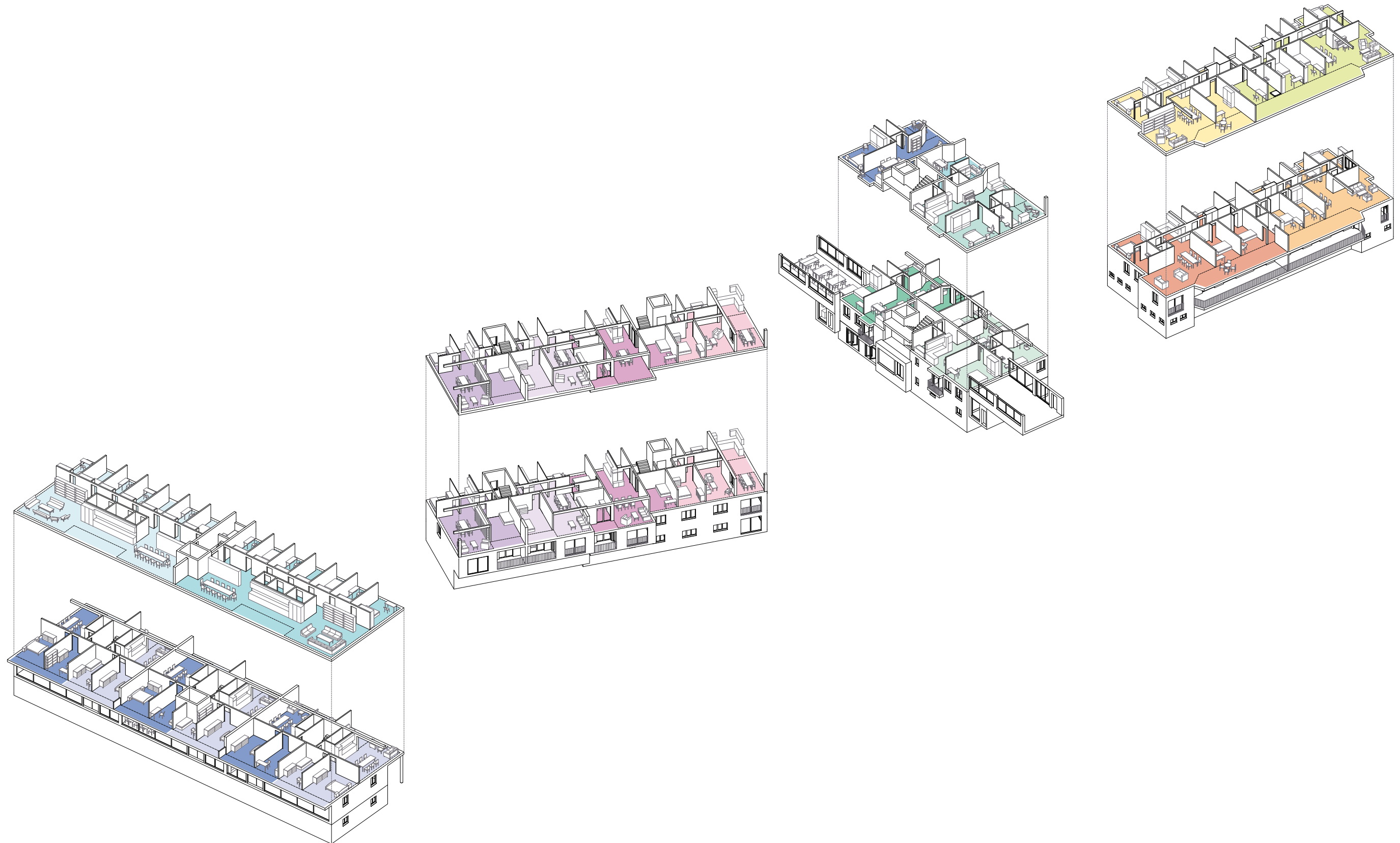




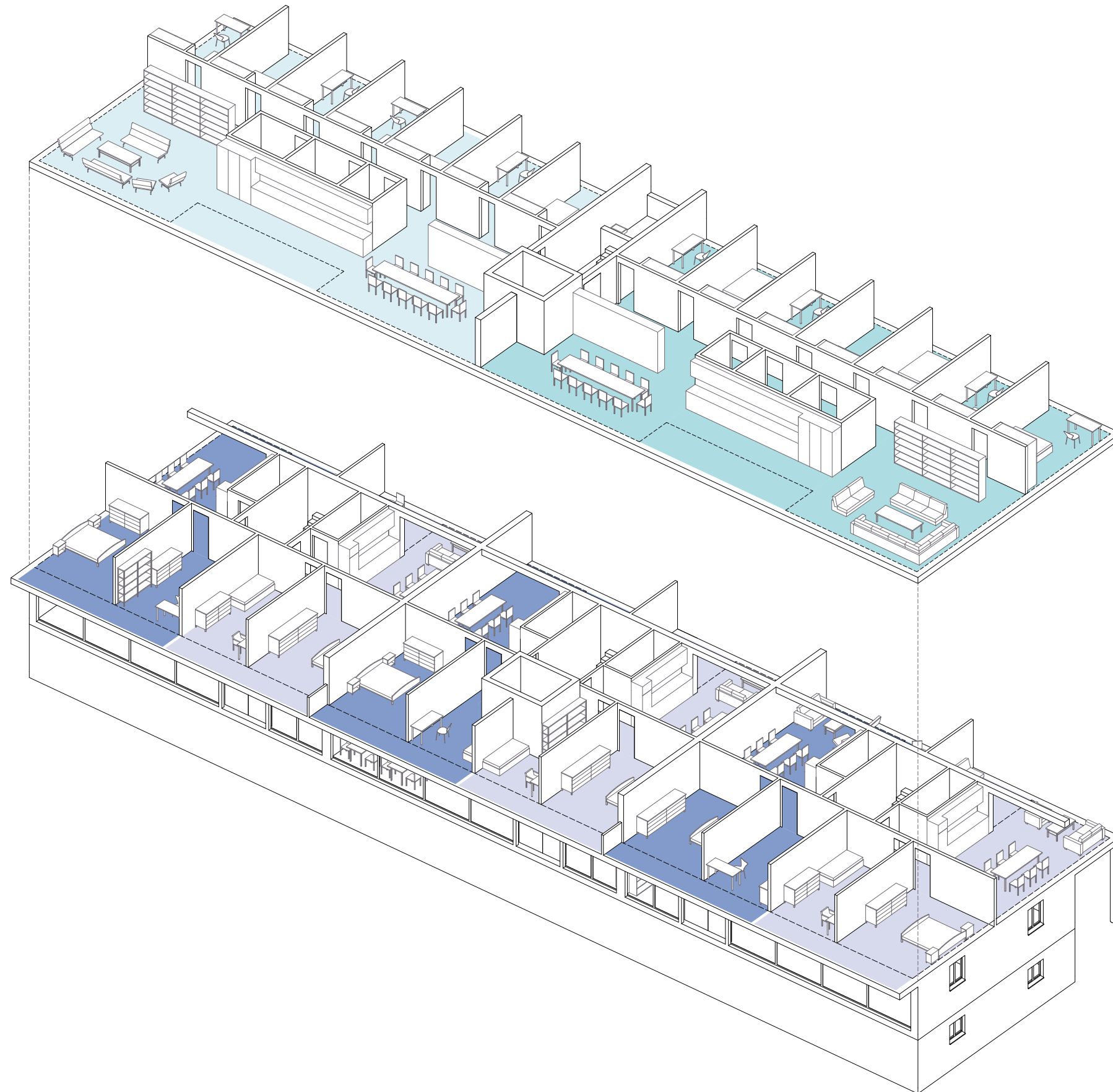
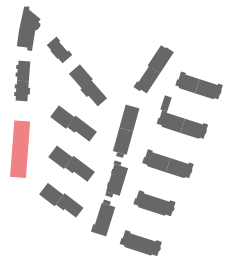










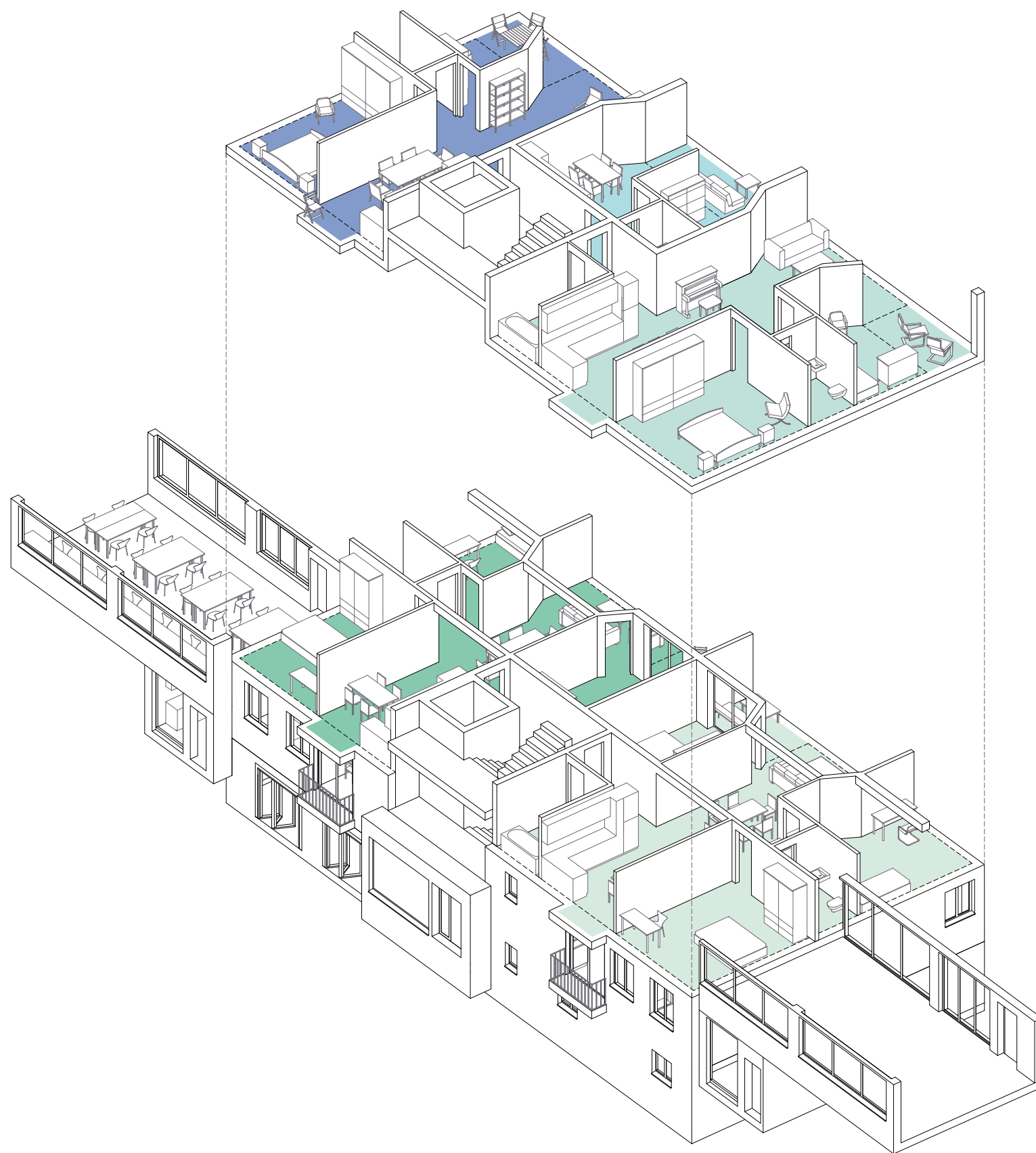
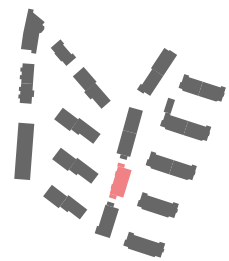


Wohnungstyp 1  
Studentenwohnen 7 Zimmer  
ca. 250m<sup>2</sup>



Wohnungstyp 2  
3.5 - Zimmer  
ca. 80m<sup>2</sup>





Wohnungstyp 3  
3.5 - Zimmer  
ca. 80m<sup>2</sup>



Wohnungstyp 4  
2.5 - Zimmer  
ca. 40m<sup>2</sup>



Wohnungstyp 5  
3.5 - Zimmer  
ca. 80m<sup>2</sup>

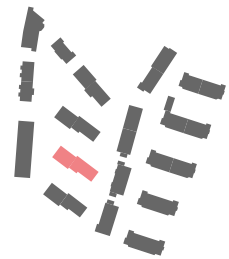


Wohnungstyp 6  
4.5 - Zimmer  
ca. 105m<sup>2</sup>



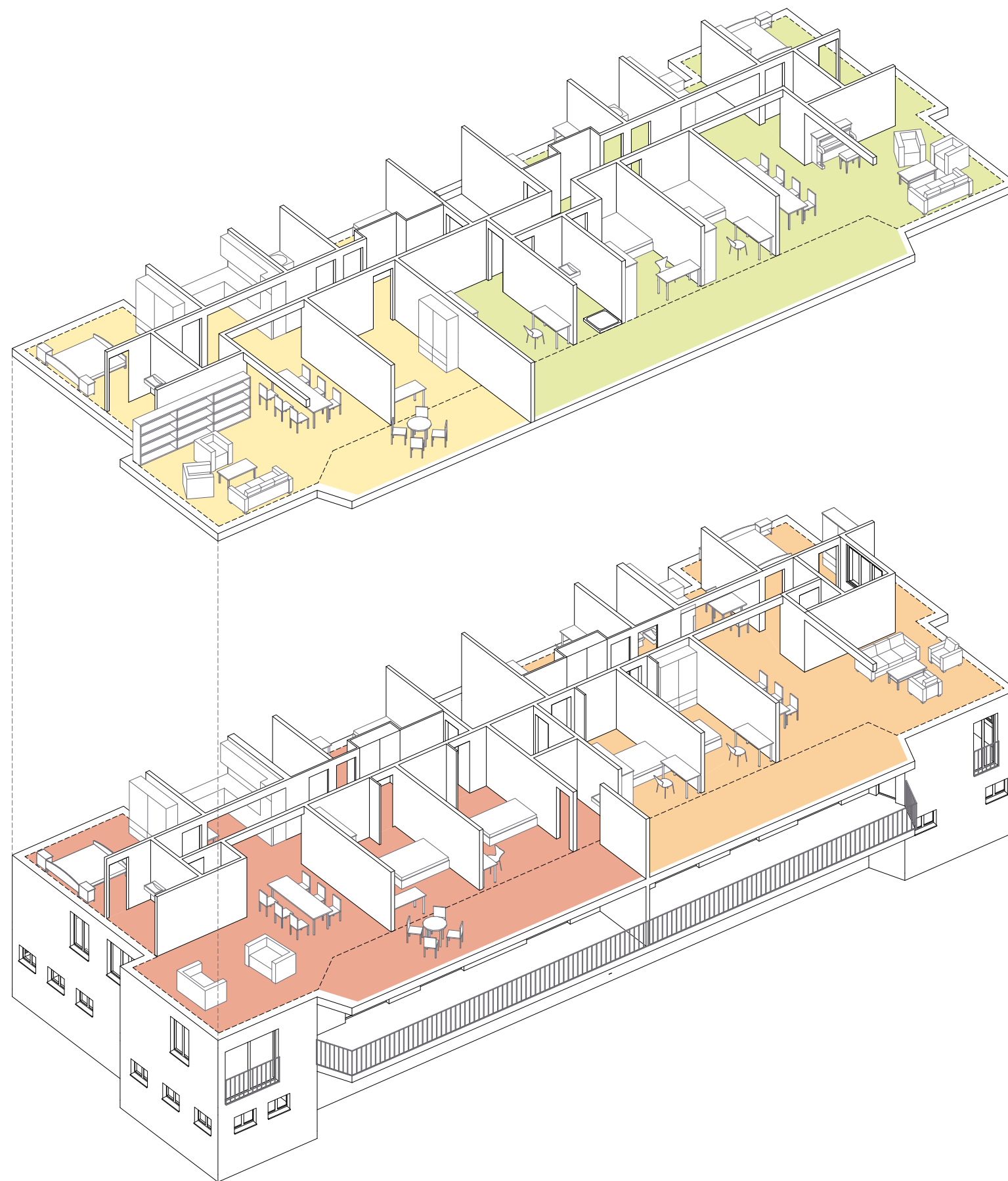
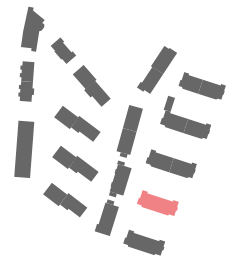
Wohnungstyp 7  
4.5 - Zimmer  
ca. 120m<sup>2</sup>





-  Wohnungstyp 8  
3.5 - Zimmer  
ca. 75m<sup>2</sup>
-  Wohnungstyp 9  
3.5 - Zimmer  
ca. 75m<sup>2</sup>
-  Wohnungstyp 10  
4.5 - Zimmer  
ca. 105 m<sup>2</sup>
-  Wohnungstyp 11  
3.5 - Zimmer  
ca. 120m<sup>2</sup>



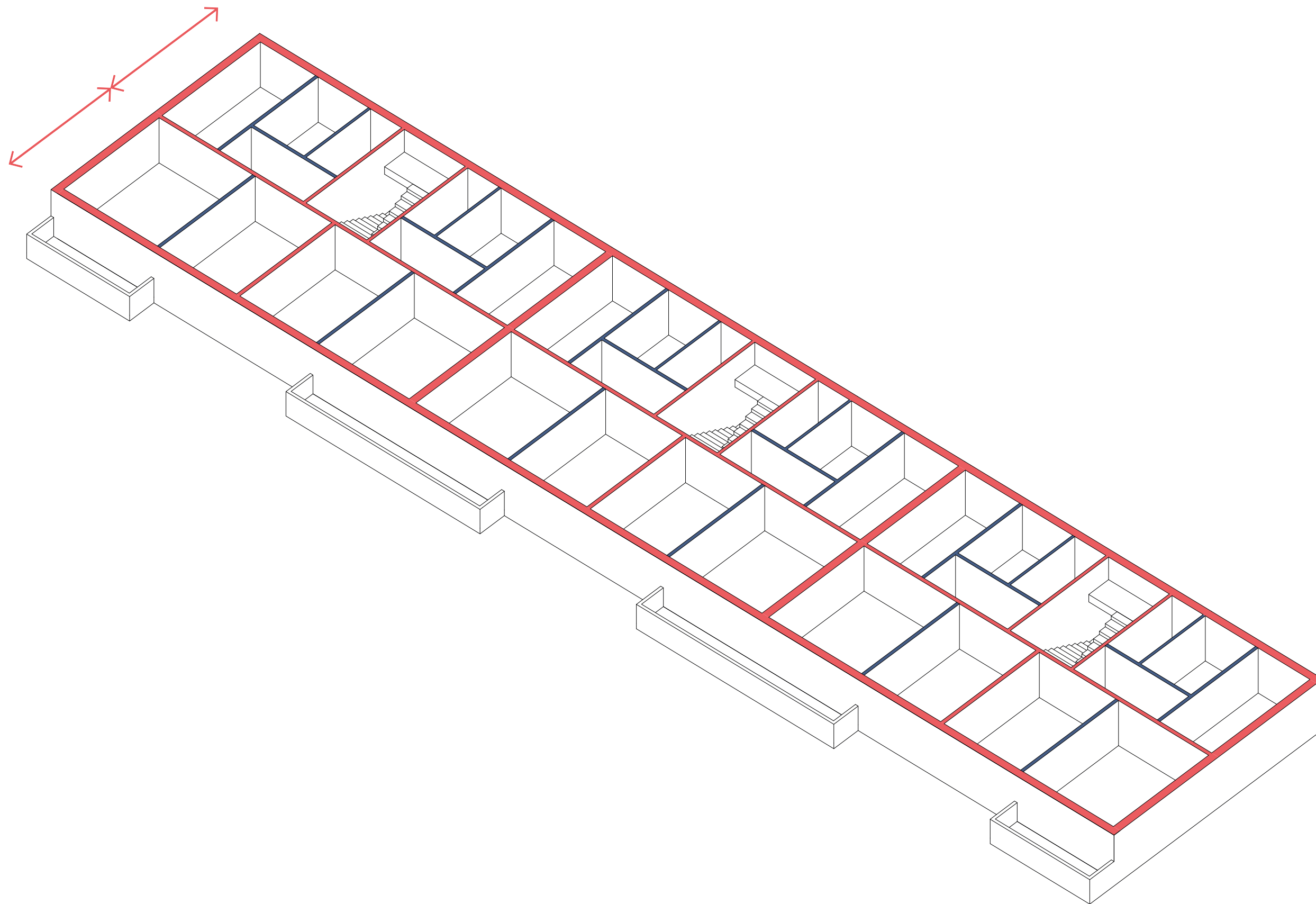
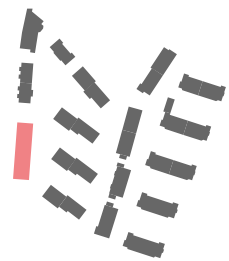


-  Wohnungstyp 12  
4.5 - Zimmer  
ca. 130m<sup>2</sup>
-  Wohnungstyp 13  
6.5 - Zimmer  
ca. 170m<sup>2</sup>
-  Wohnungstyp 14  
5.5 - Zimmer  
ca. 150 m<sup>2</sup>
-  Wohnungstyp 15  
5.5 - Zimmer  
ca. 150m<sup>2</sup>

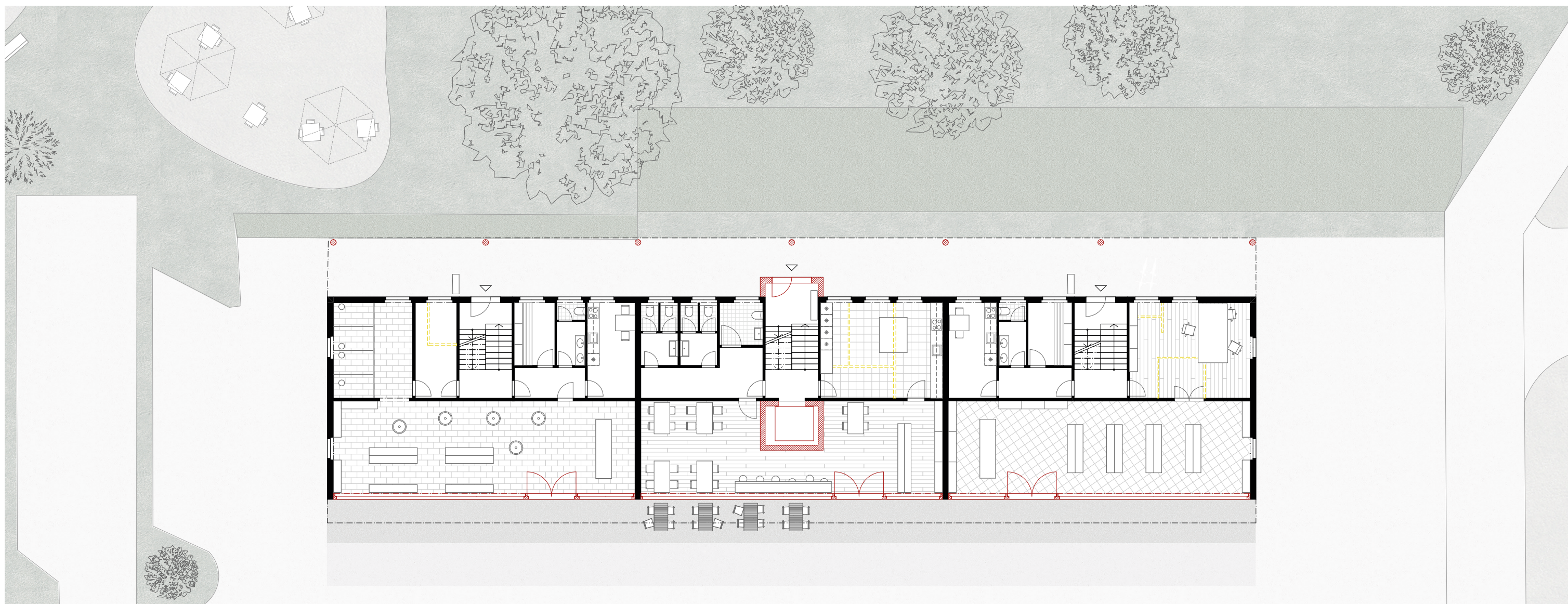
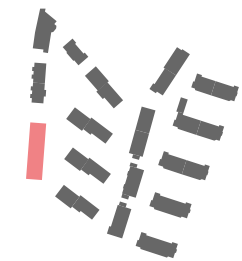




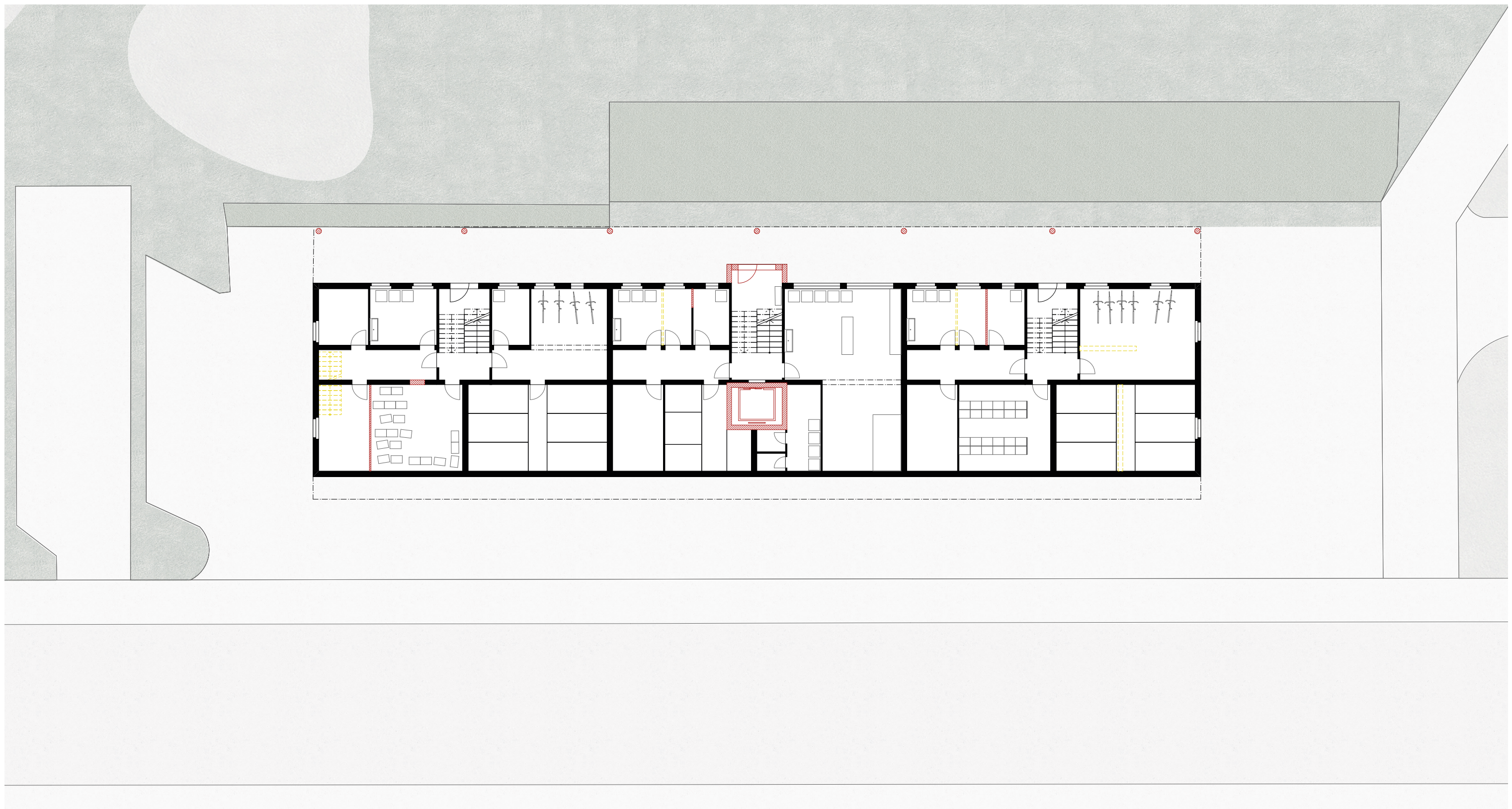
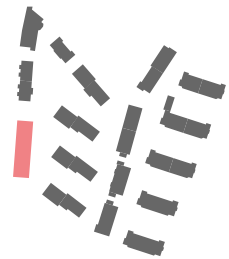




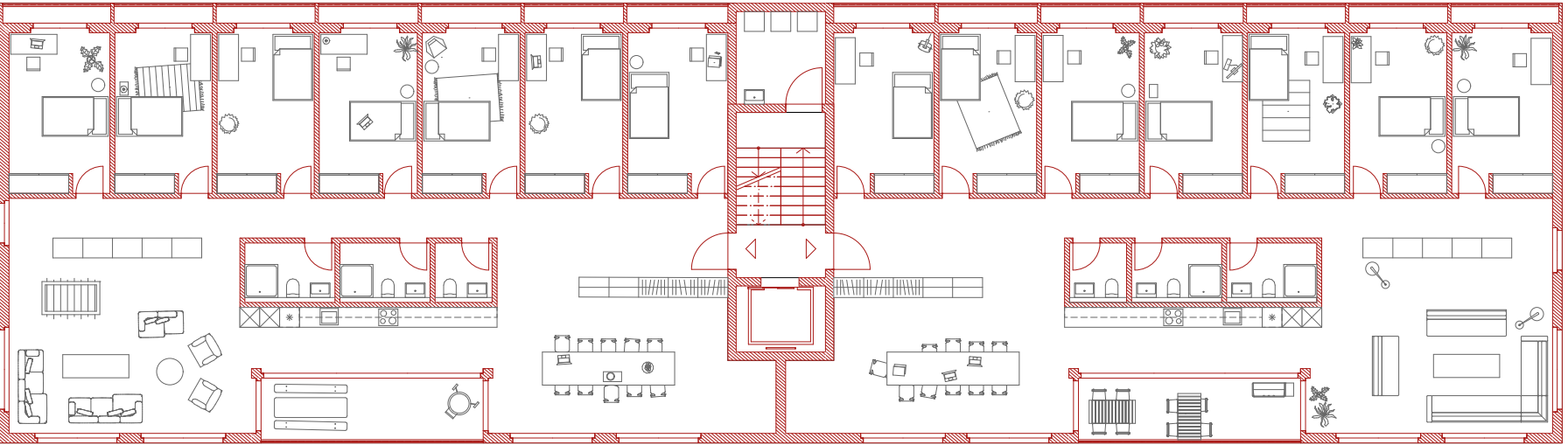
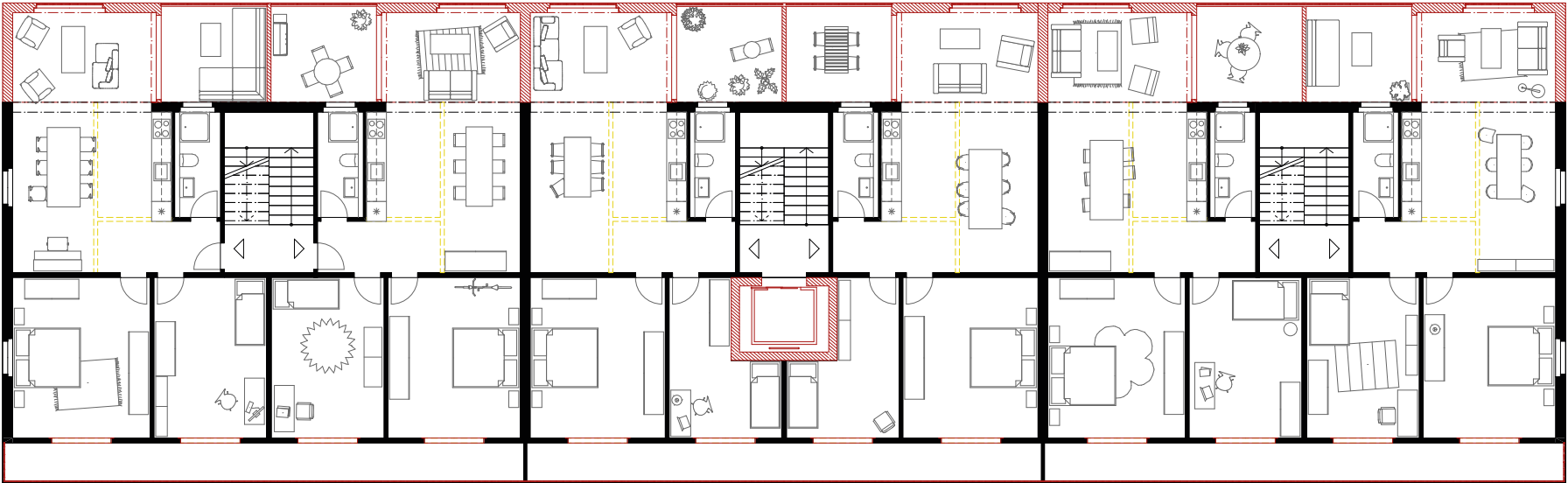
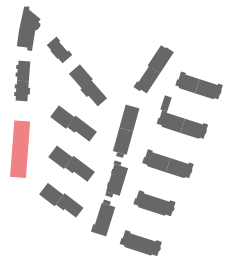




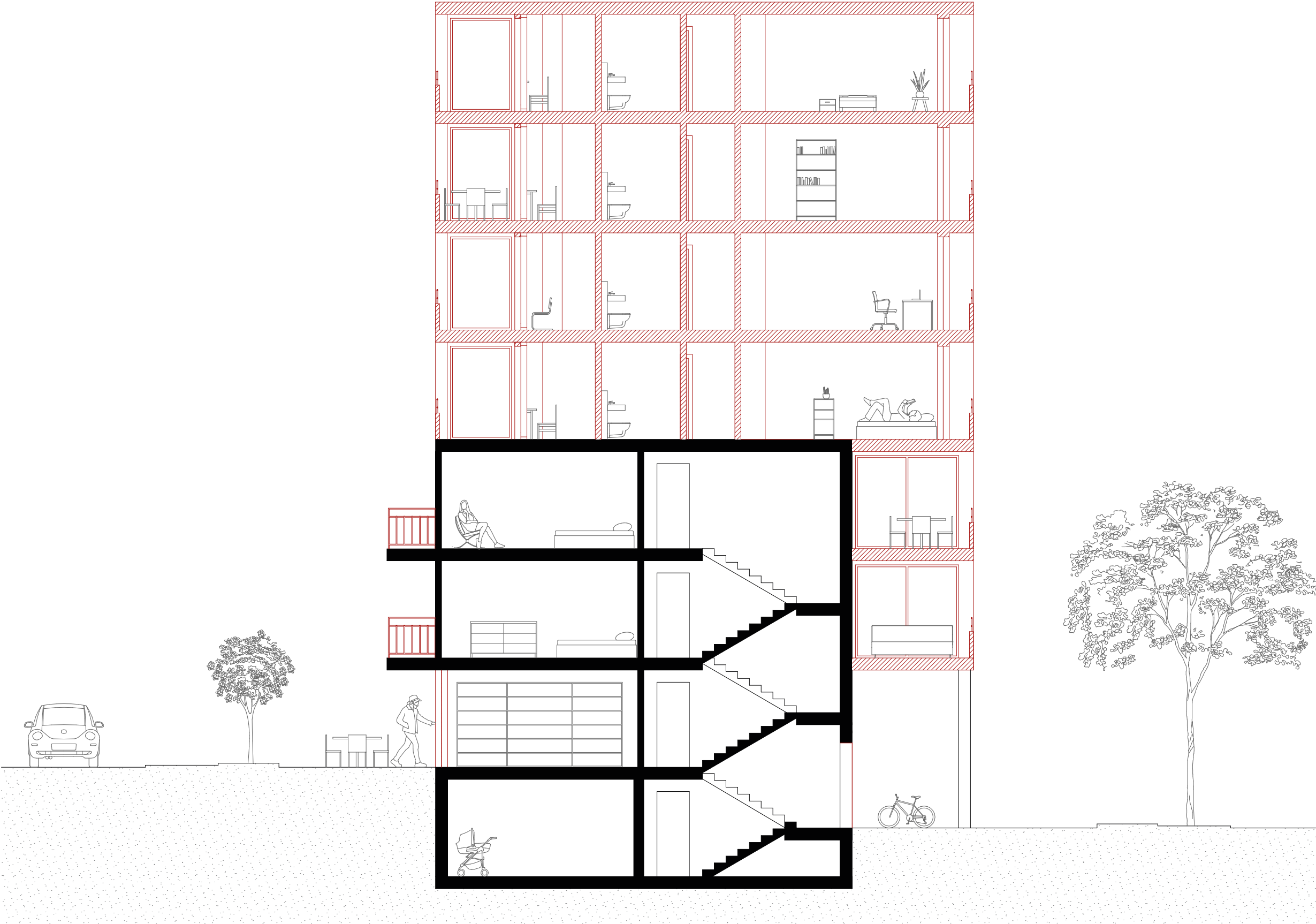
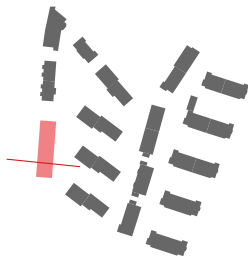




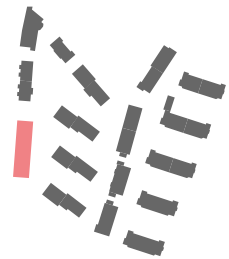




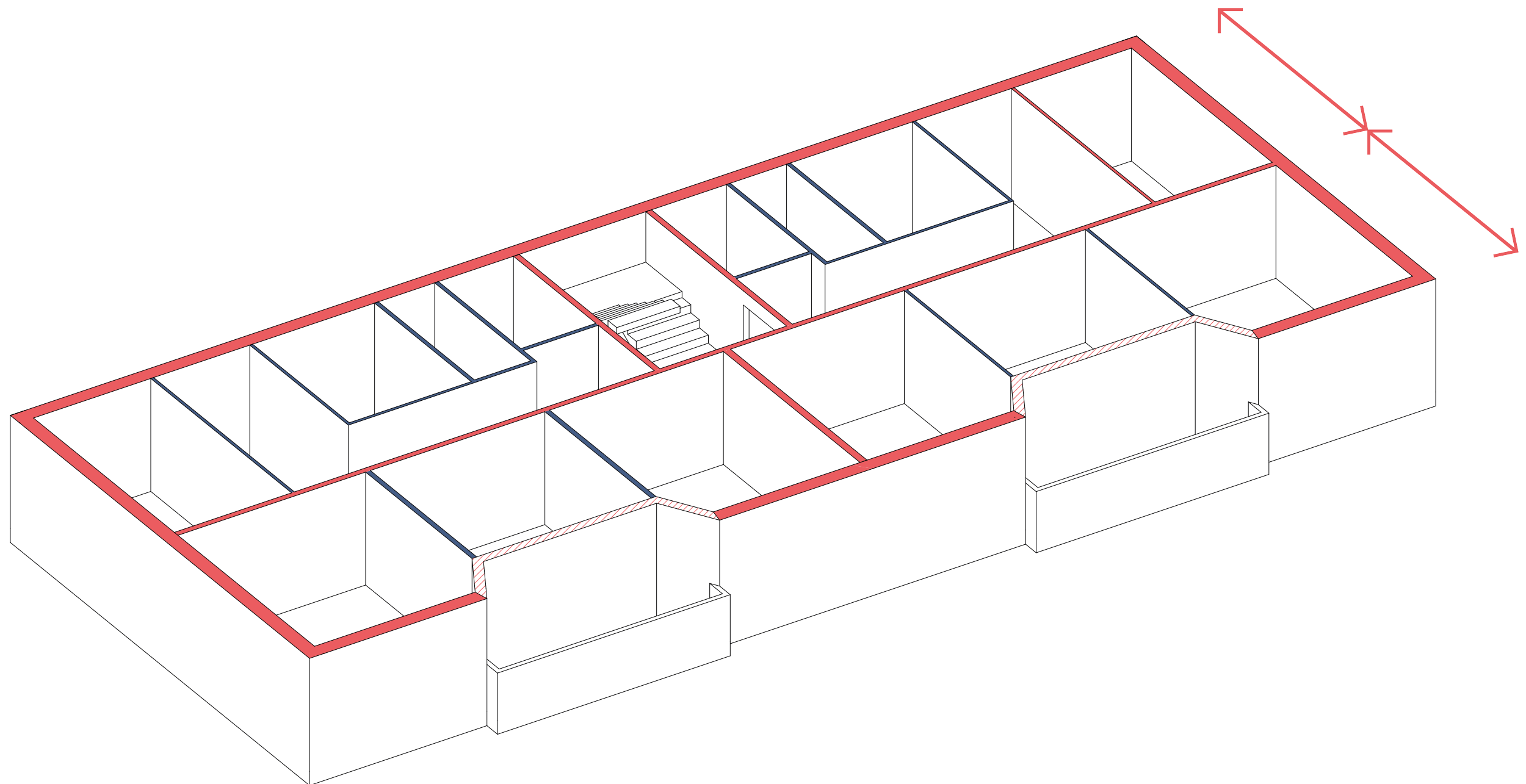
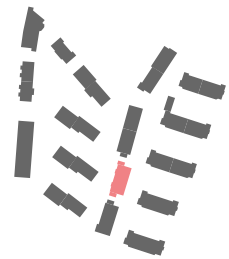




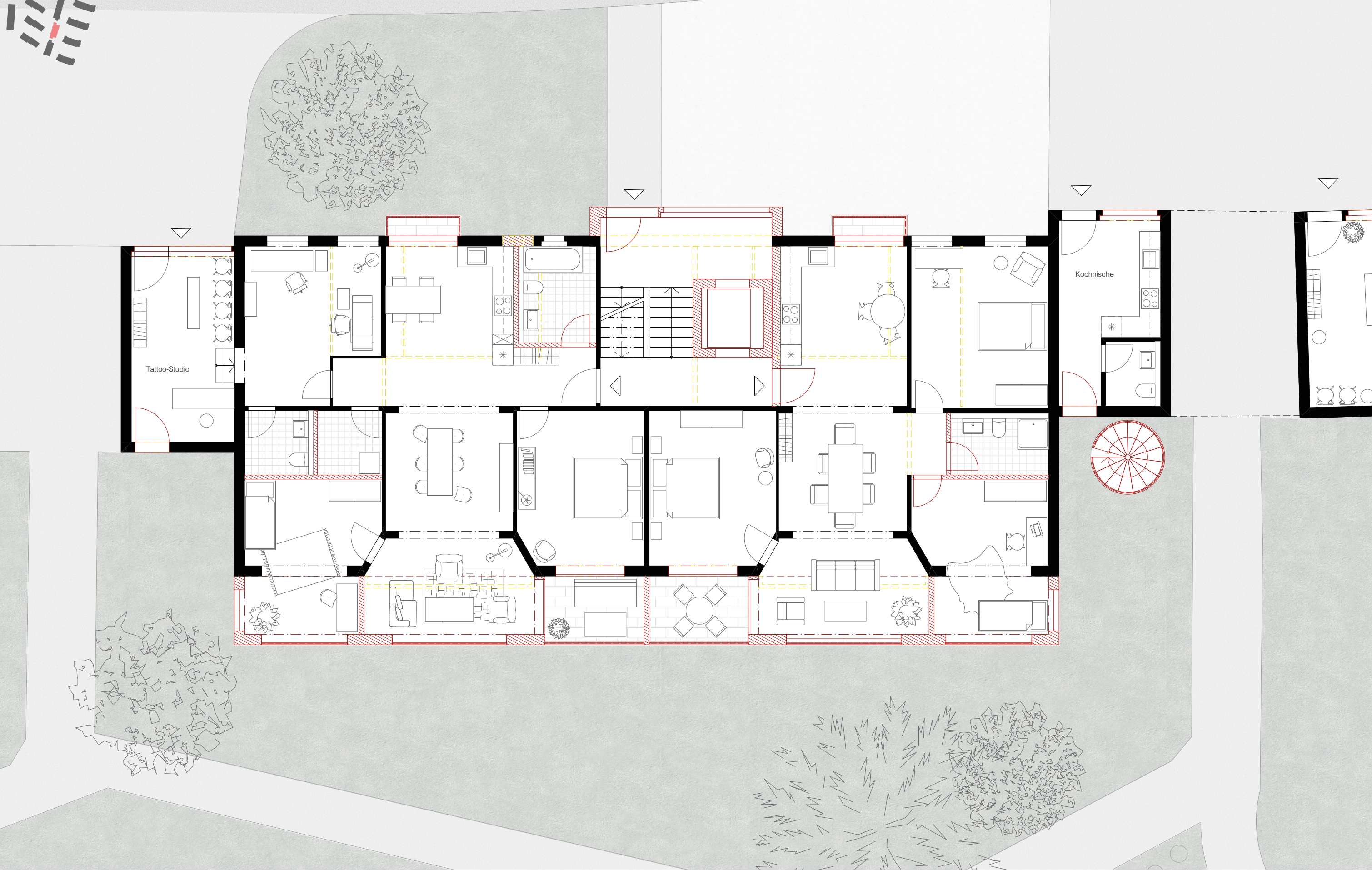
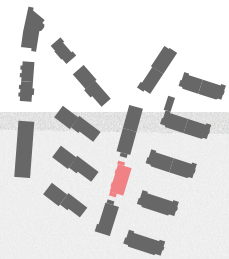








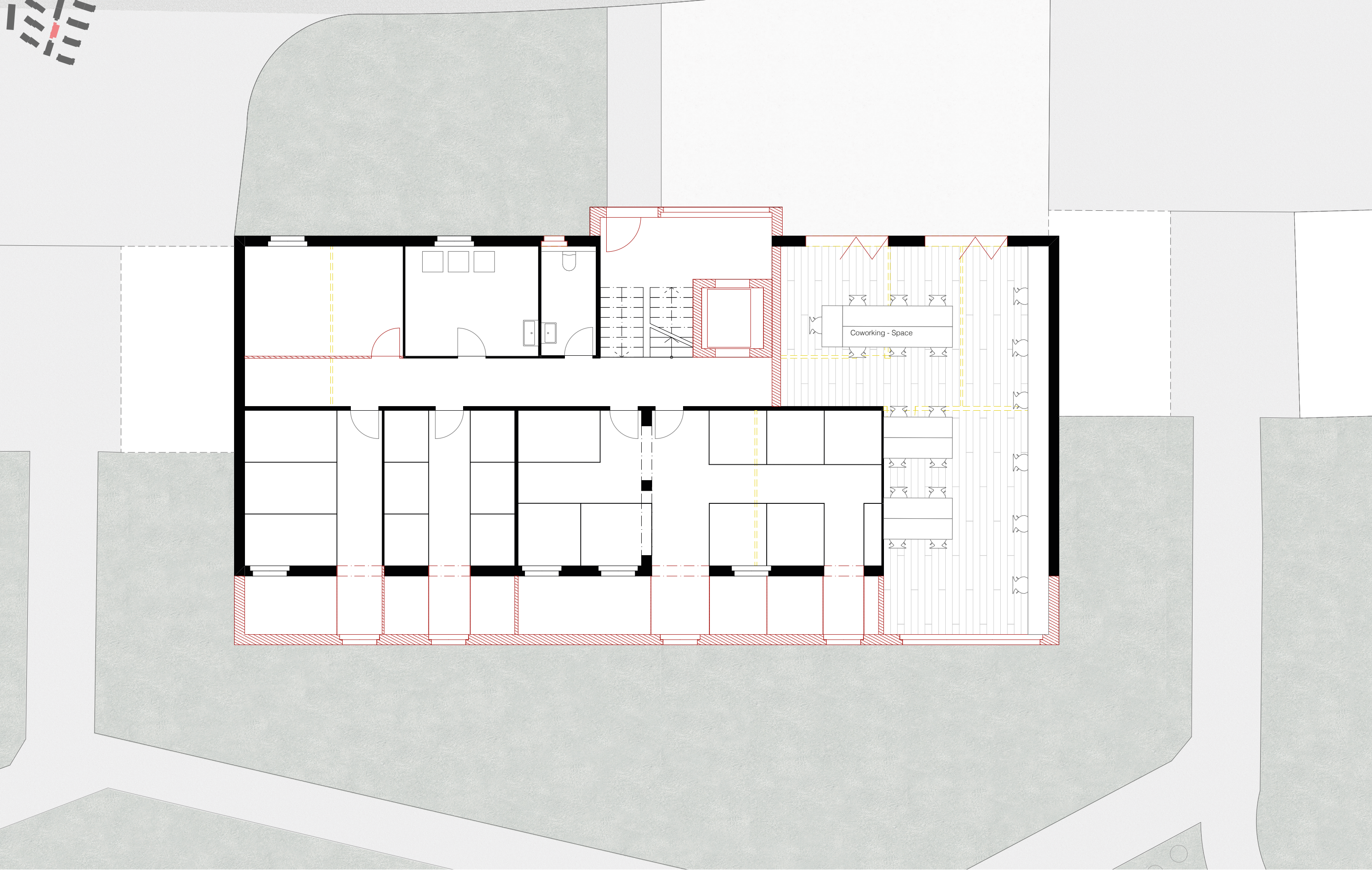
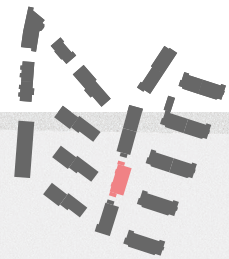




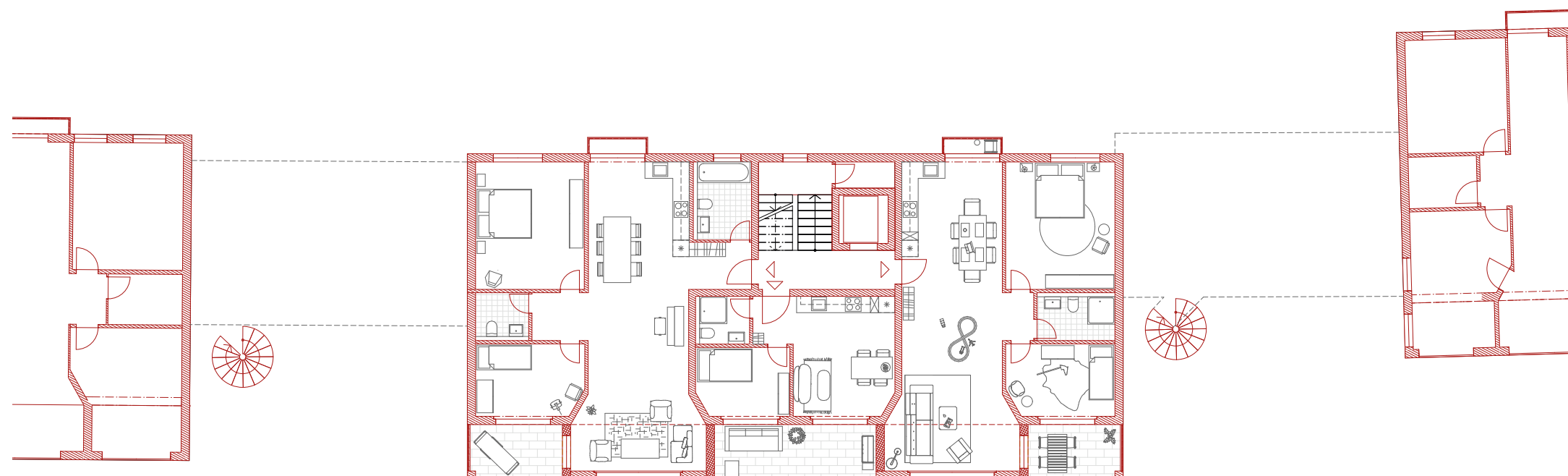
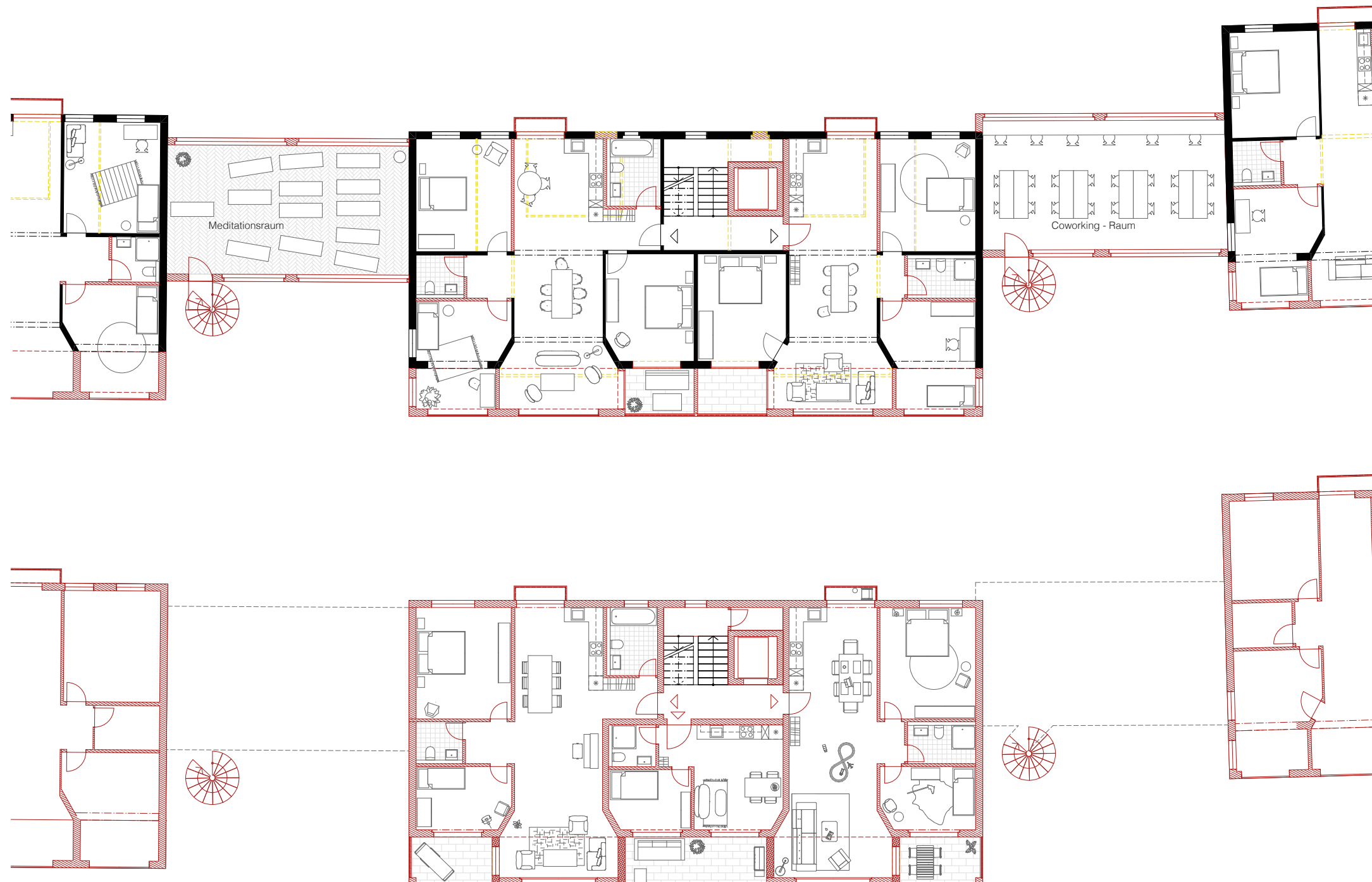
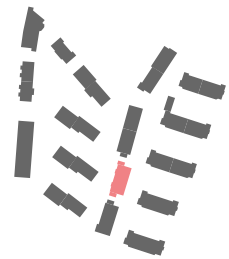




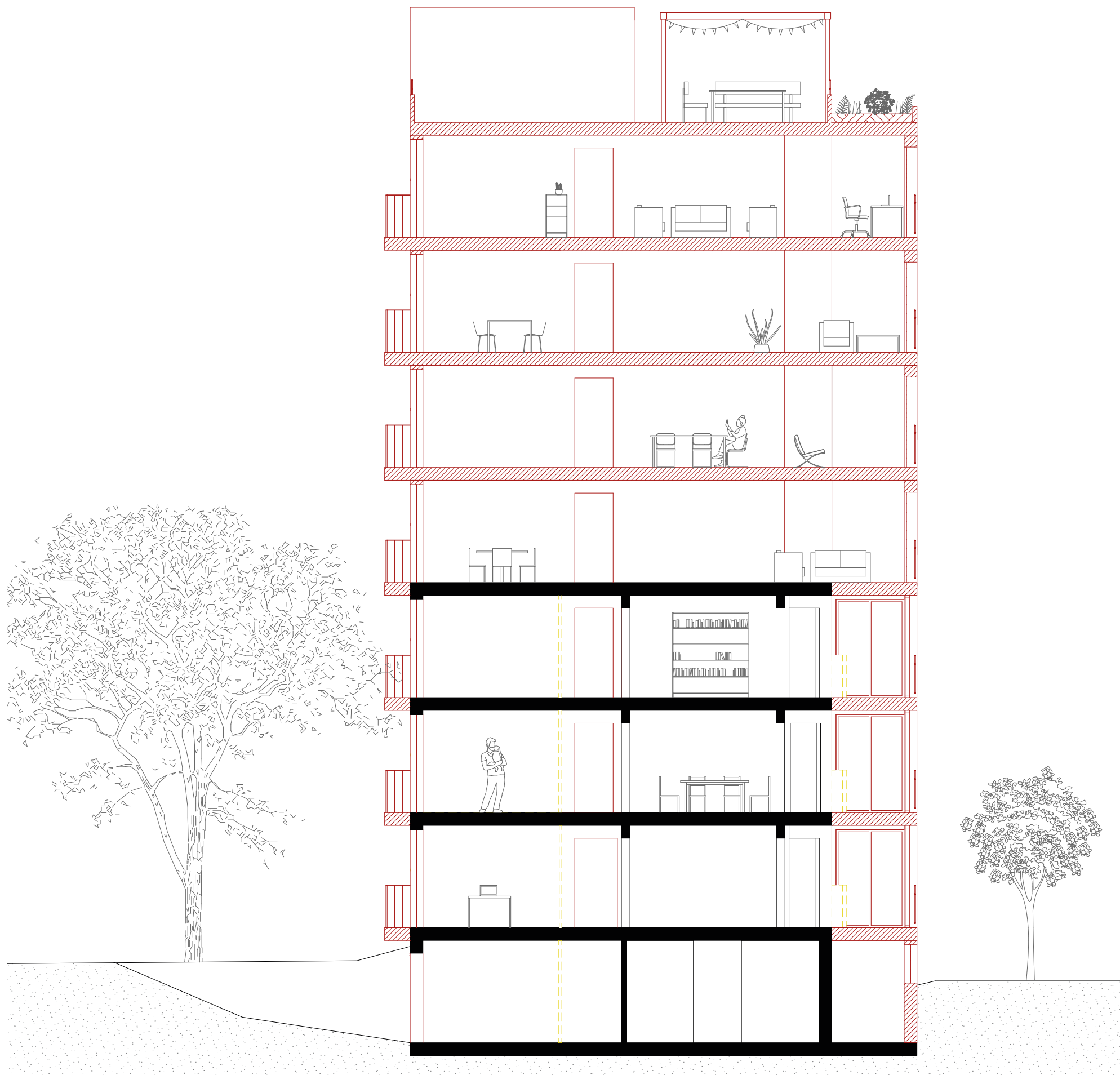
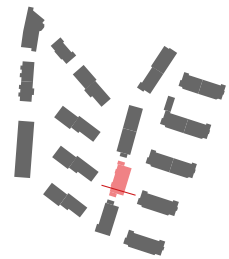




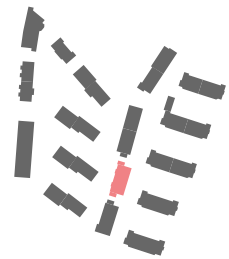








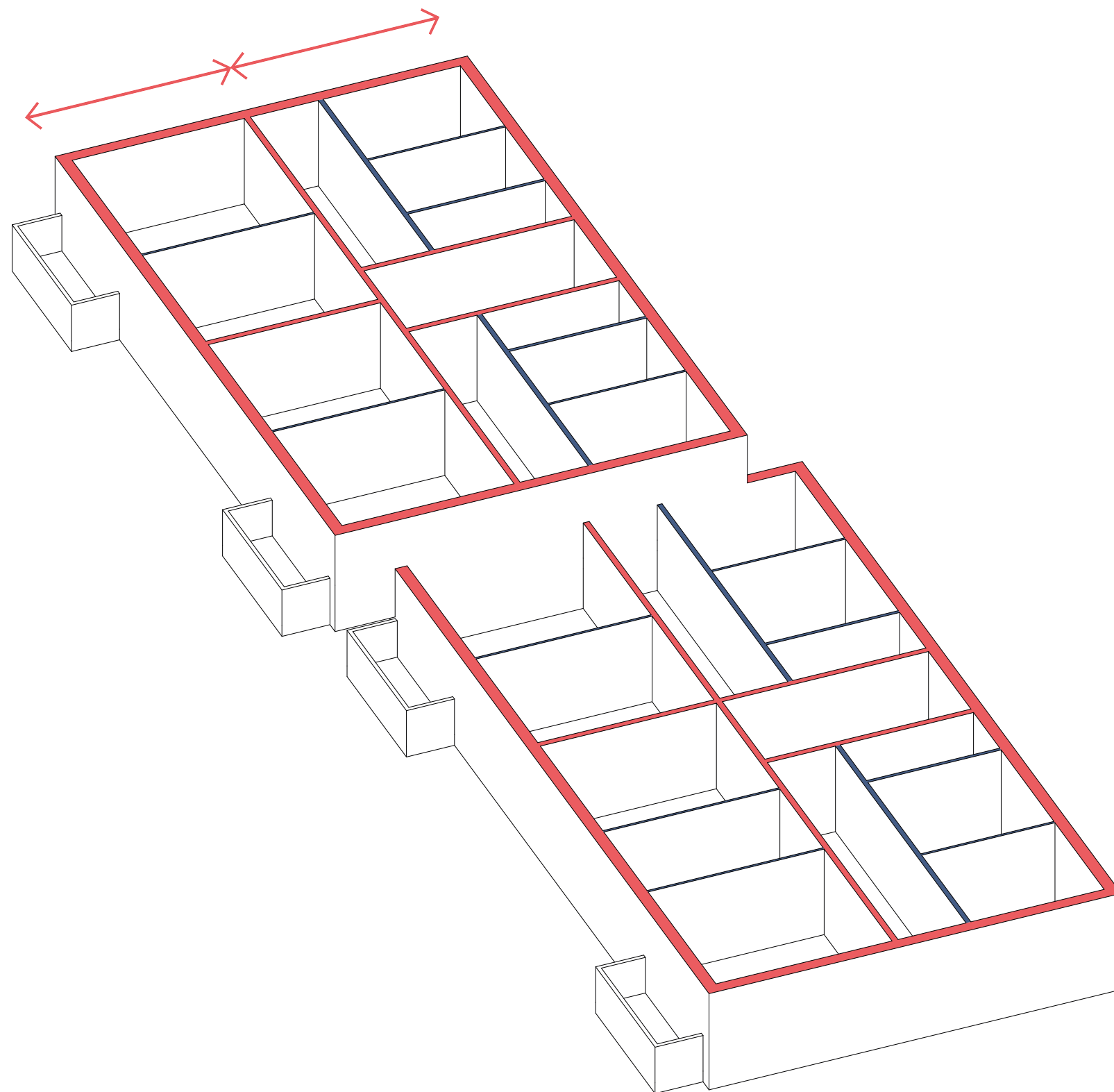
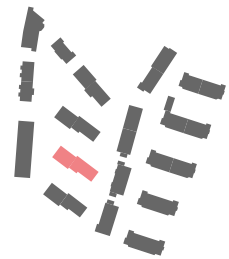




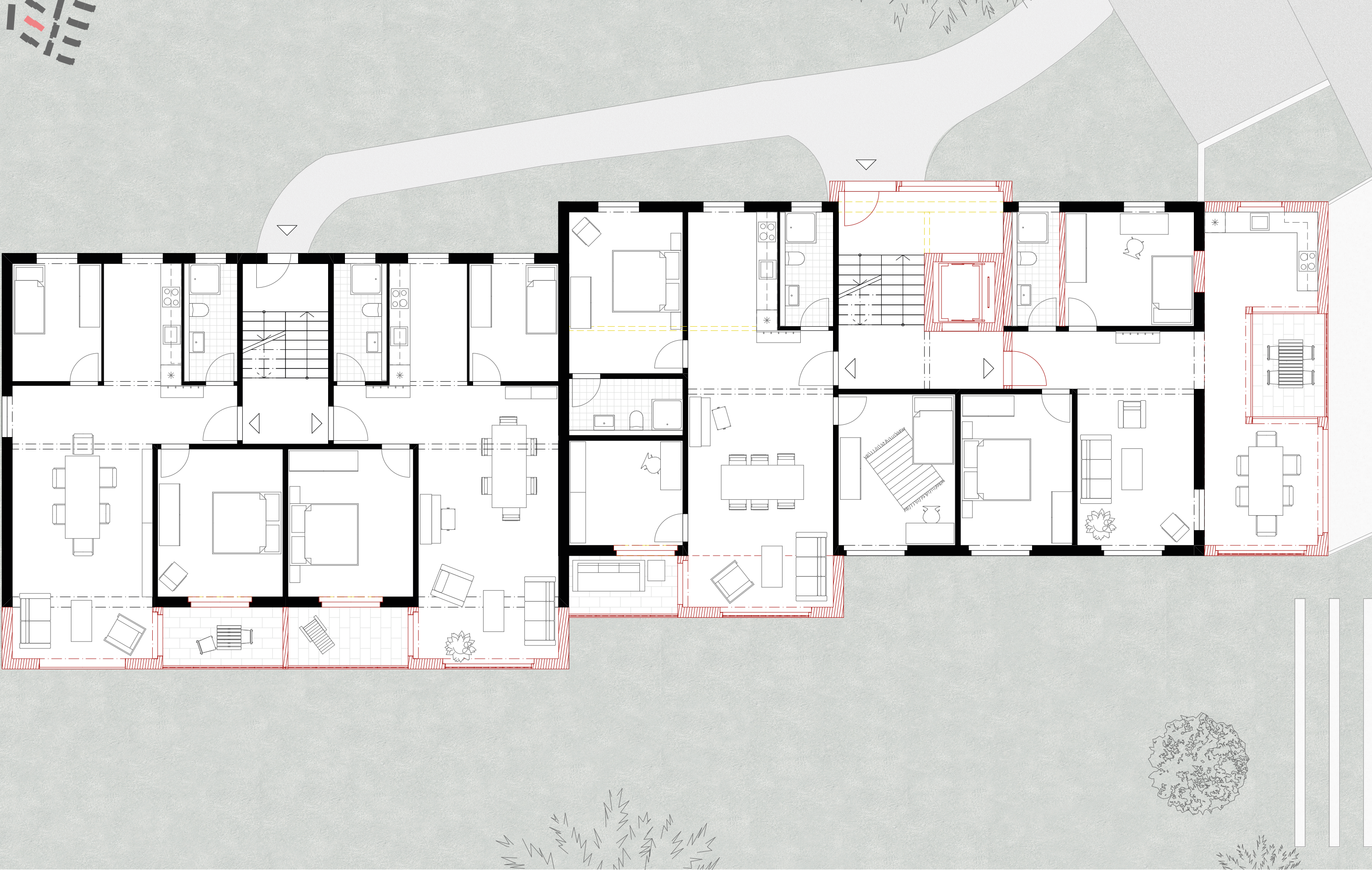








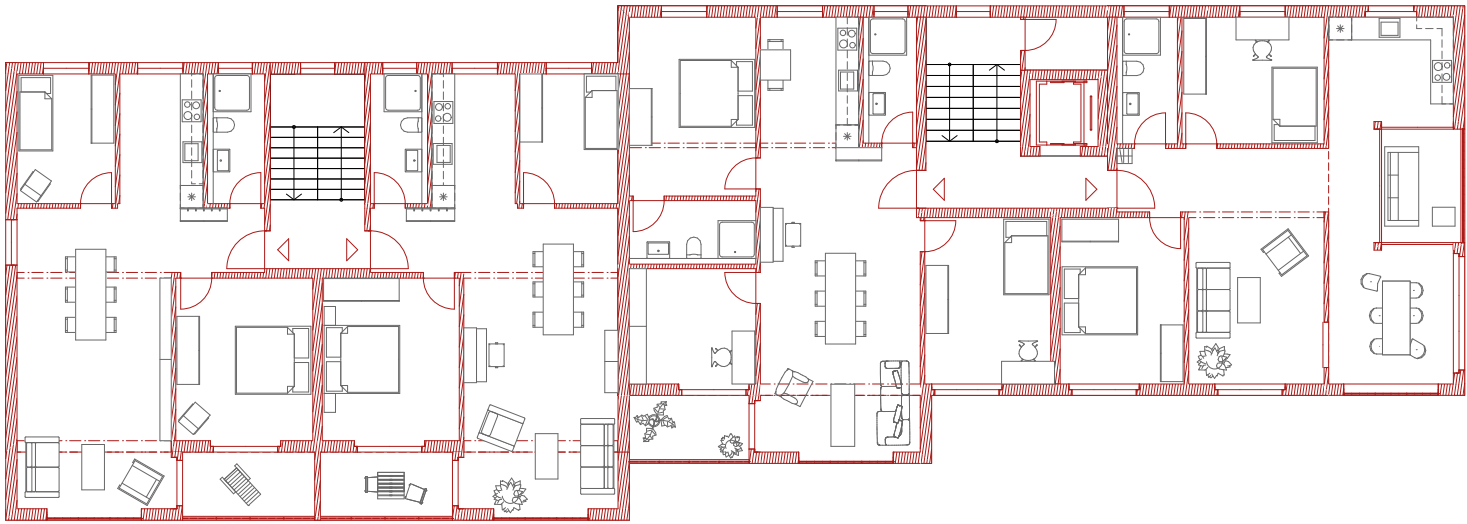
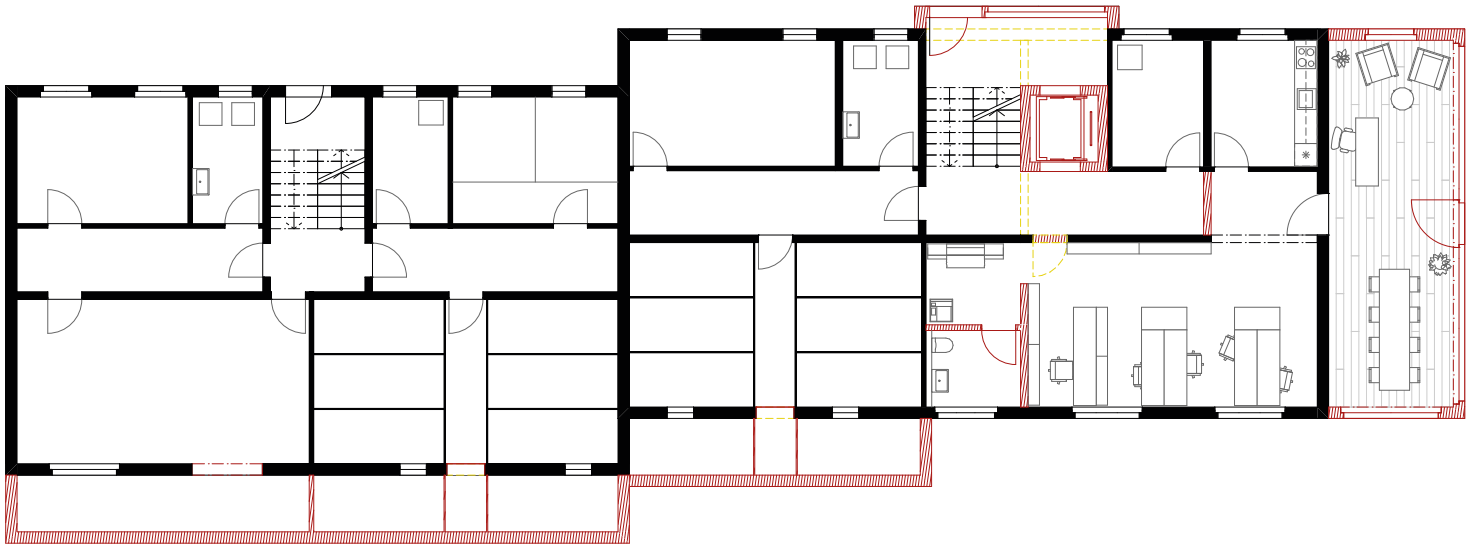
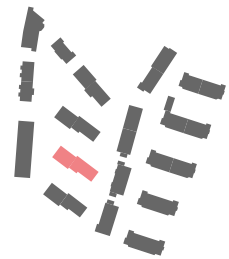




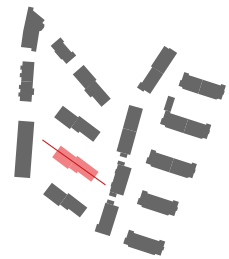




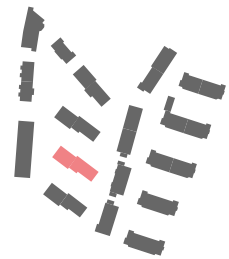




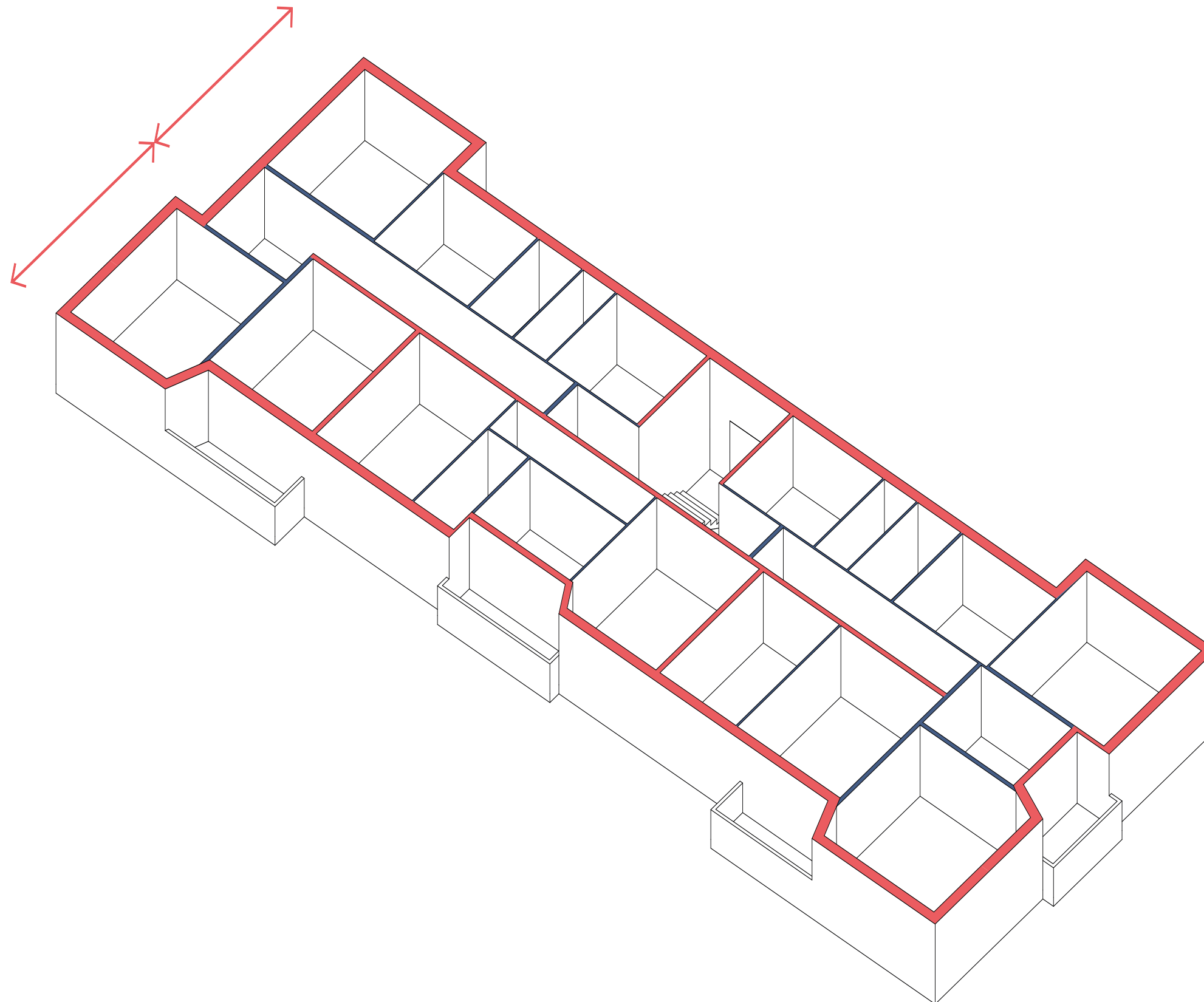
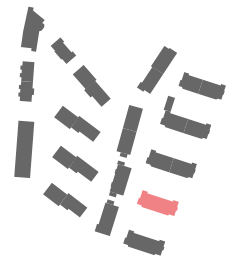




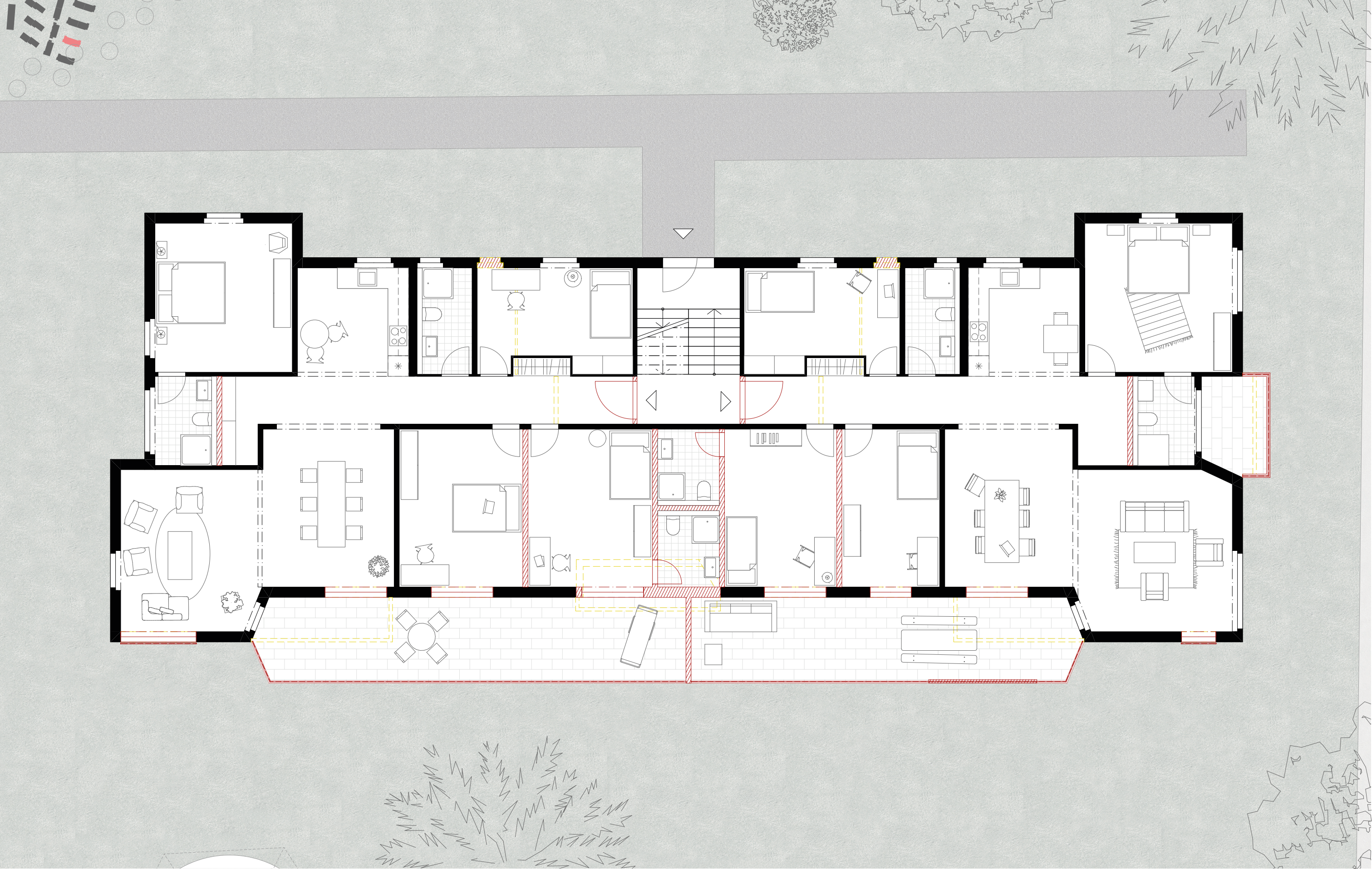
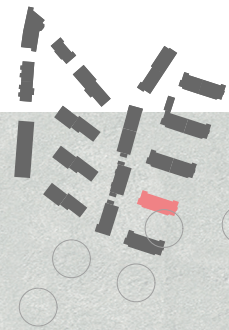




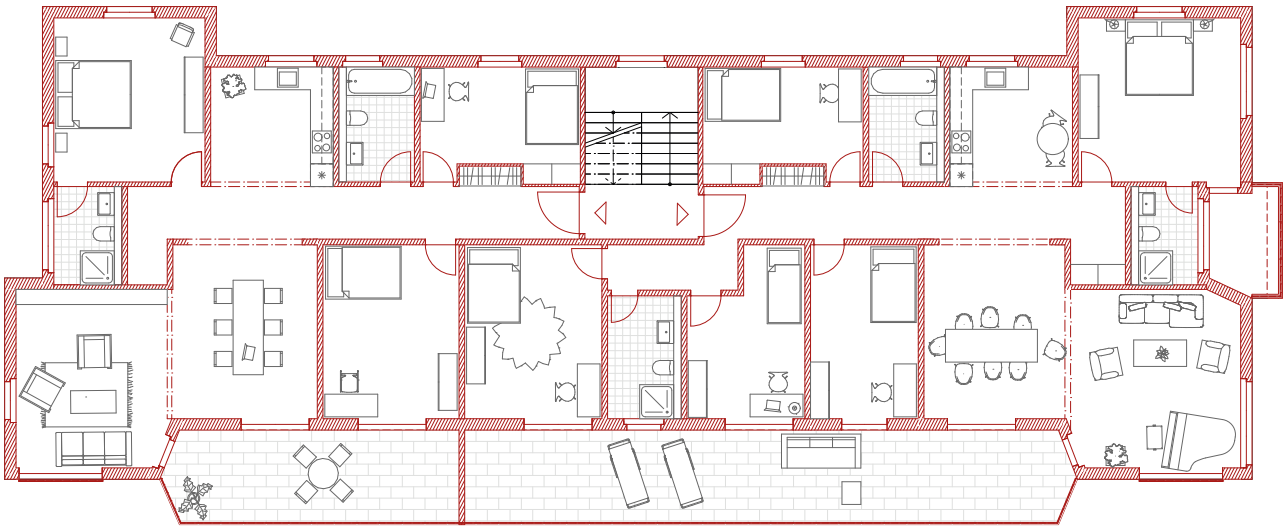
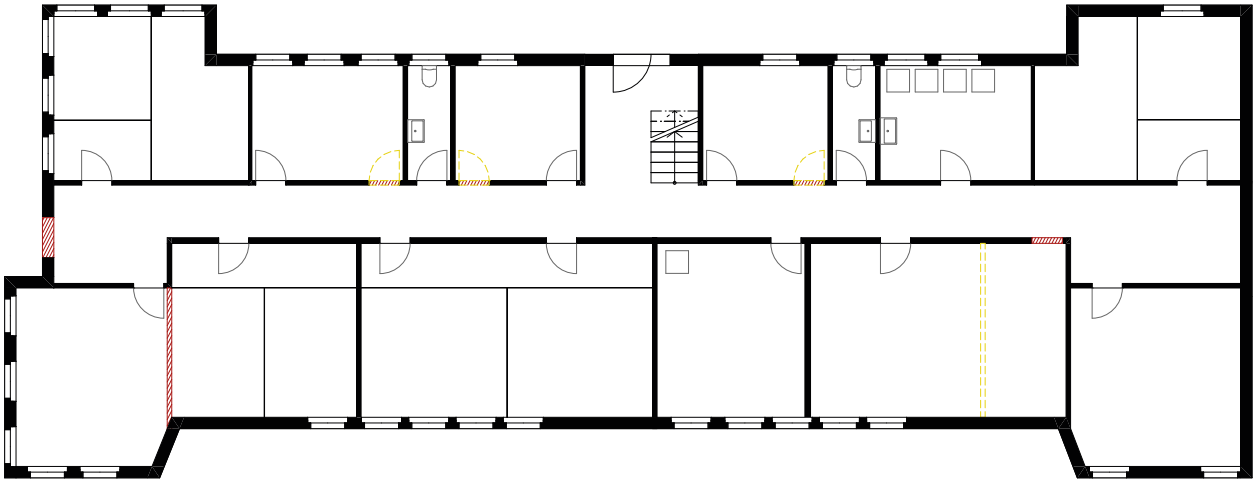
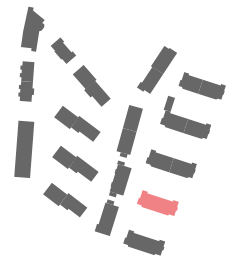




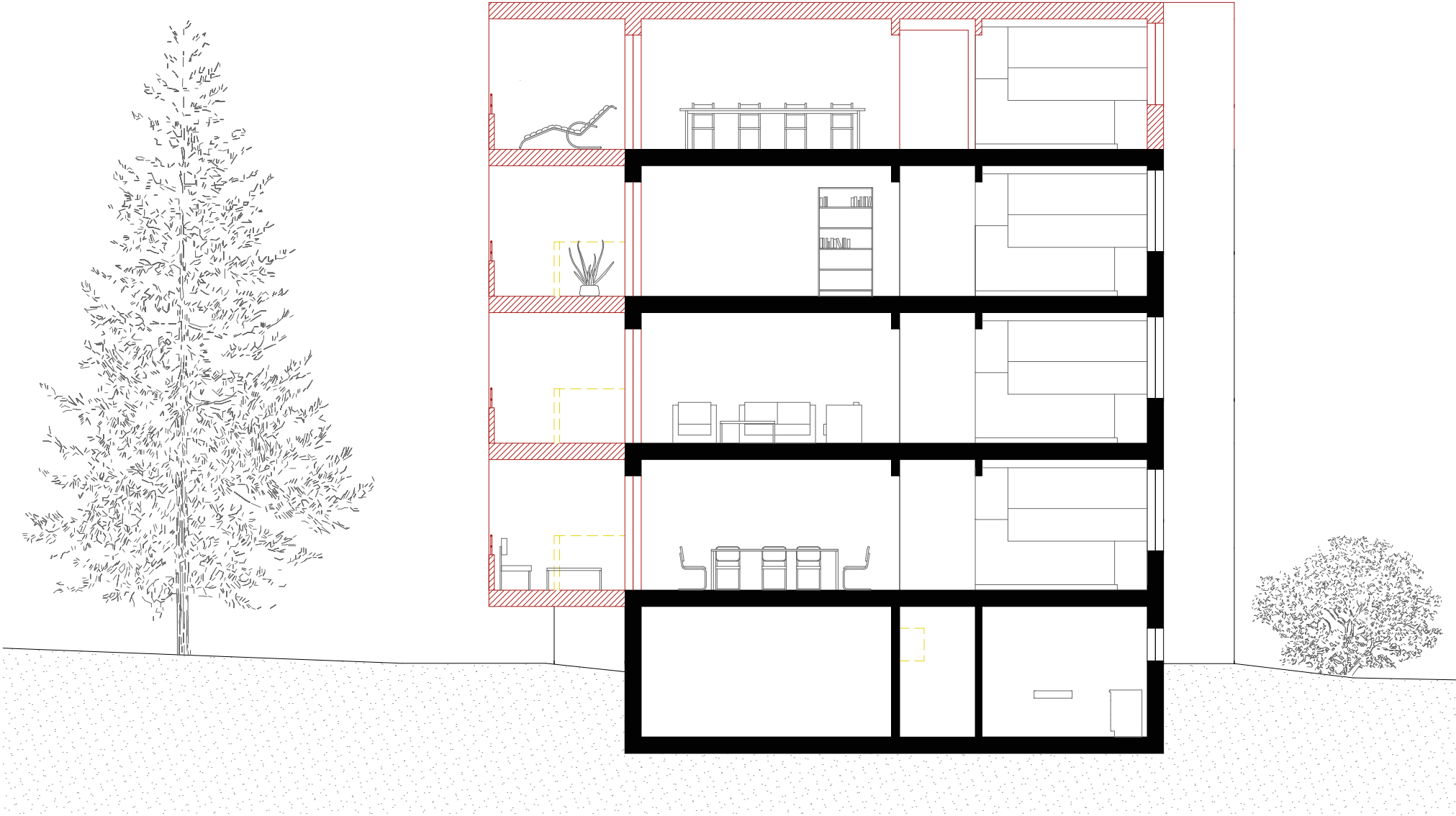
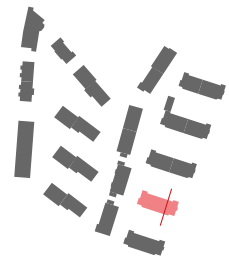




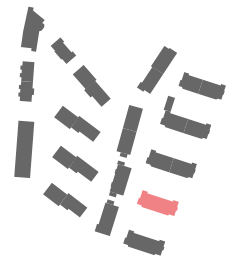




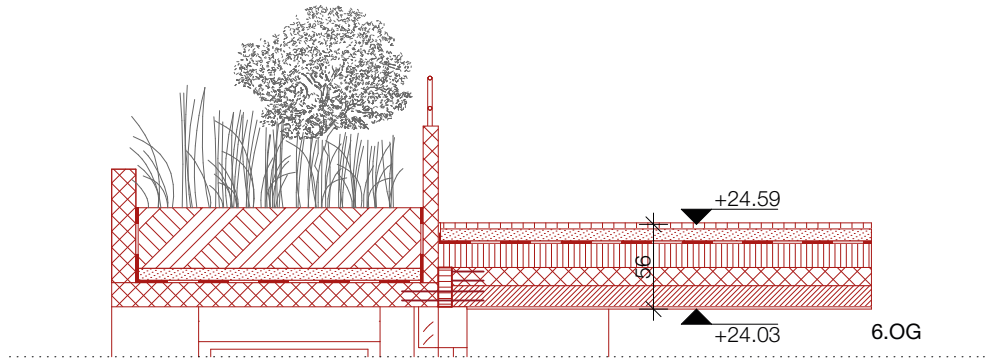
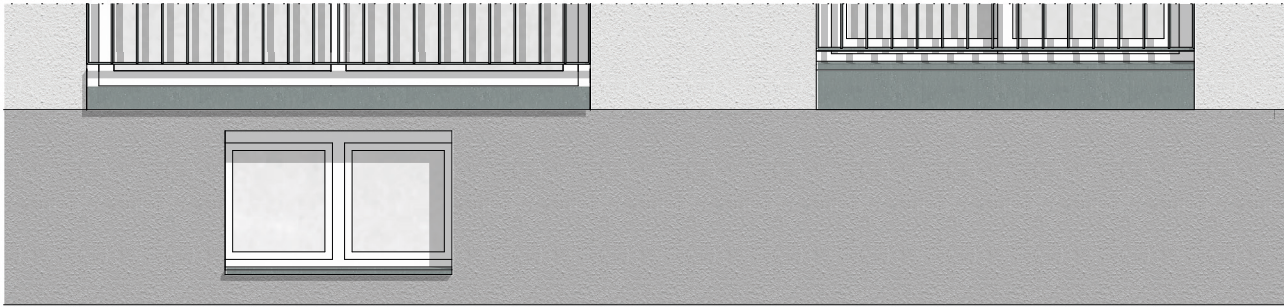




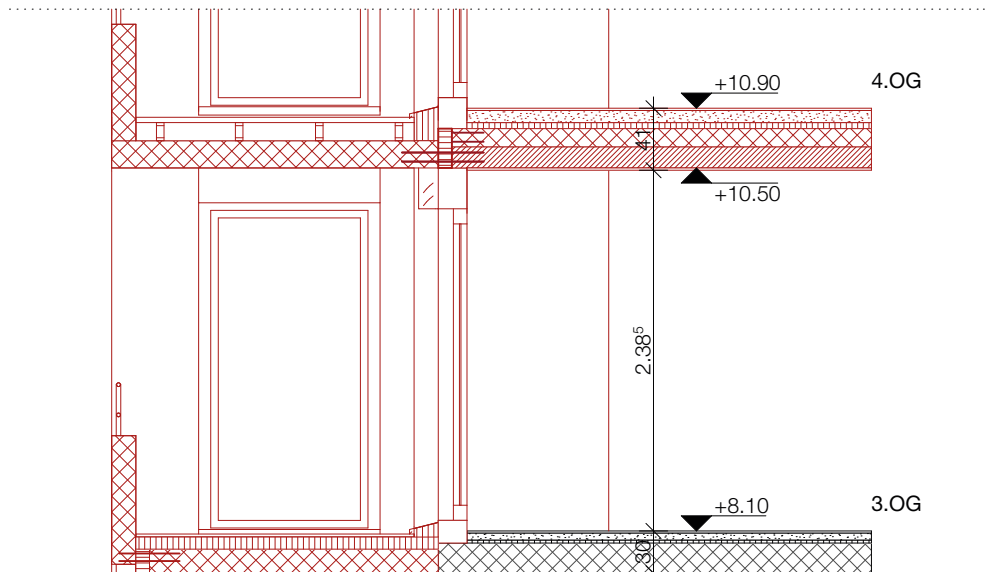






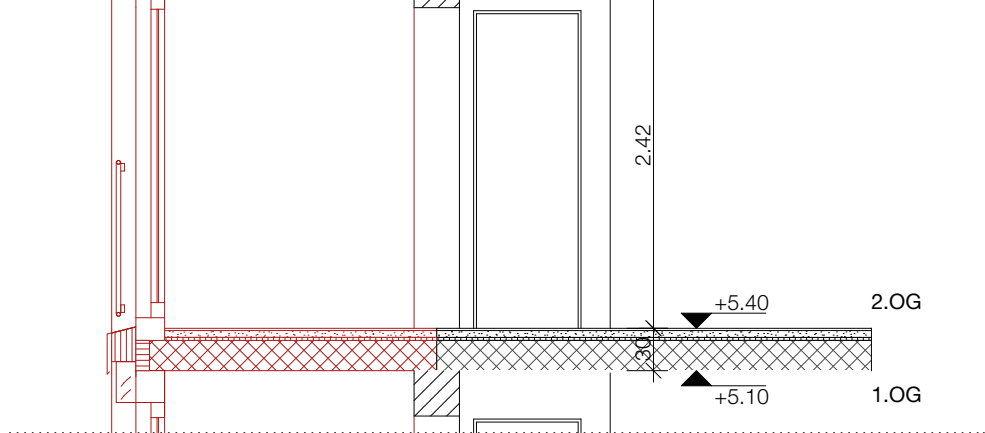


|                             |        |
|-----------------------------|--------|
| <b>Begehbares Flachdach</b> |        |
| Gehplatten                  | 40 mm  |
| Kies                        | 80 mm  |
| Abdichtung                  |        |
| Dämmung                     | 160 mm |
| Dampfbremse                 |        |
| Ortbeton                    | 120 mm |
| Brettstapeldecke            | 140 mm |
| Putzträgerplatte            | 20 mm  |
| Deckenputz, mineralisch     |        |



|                          |        |
|--------------------------|--------|
| <b>Wandaufbau Neu</b>    |        |
| Putz aussen, mineralisch |        |
| Thermomodul              | 350 mm |
| Putz innen, mineralisch  |        |

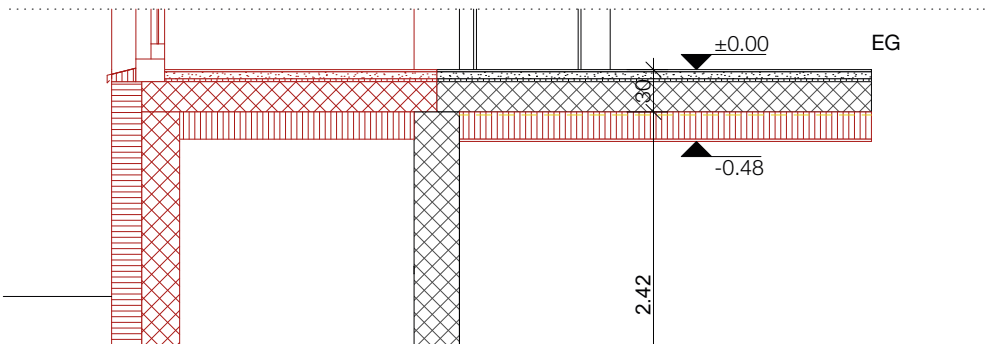
|                         |        |
|-------------------------|--------|
| <b>Bodenaufbau Neu</b>  |        |
| Bodenbelag              | 15 mm  |
| Unterlagsboden          | 80 mm  |
| Trennlage, PE-Folie     |        |
| Dämmung, Trittschall    | 40 mm  |
| Ortbeton                | 120 mm |
| Brettstapeldecke        | 140 mm |
| Putzträgerplatte        | 20 mm  |
| Deckenputz, mineralisch |        |



|                                |  |
|--------------------------------|--|
| <b>Geländer</b>                |  |
| Staktengeländer, feuerverzinkt |  |

|                             |        |
|-----------------------------|--------|
| <b>Wandaufbau Bestehend</b> |        |
| Fassadenputz, mineralisch   |        |
| Backstein                   | 200 mm |
| Innendämmung                | 100 mm |
| Putz, mineralisch           |        |

|                                 |  |
|---------------------------------|--|
| neu                             |  |
| Innendämmung, poröser Dämmstein |  |



|                              |        |
|------------------------------|--------|
| <b>Bodenaufbau Bestehend</b> |        |
| Bodenbelag                   | 15 mm  |
| Unterlagsboden               | 45 mm  |
| Folie                        |        |
| Trittschalldämmung           | 20 mm  |
| Stahlbeton                   | 200 mm |
| Deckenputz, mineralisch      |        |



